REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA, Bihar

Exe. Case No. 346/2023

RERA/CC/1834/2020

Birendra Kumar Singh …...Complainant/ Executant

Vs

M/s Arya Building Construction Pvt. Ltd. …..Respondent

Project: Maheshwari Nandan Complex

Present: For Complainant: None
For Respondent: Mr. Tarun Sagar, Advocate

21/08/2026 **PROCEEDING**

Hearing taken up. The complainant/ executant is absent. Mr. Tarun Sagar, learned counsel for the respondent is present.

Learned counsel for the respondent requests for some more time to be given to him so that he could consult his client in person to get the update as regards provision of basic amenities in the impugned project.

Learned counsel for the respondent is directed to go through the order dated 12.05.2022 passed by the Authority in RERA/CC/1834/2020 and ensure compliance of the directions given therein.

A mere perusal of the said order makes it explicitly clear that there were many deficiencies pertaining to the said project, namely, there was no drive way, generator was not installed, no painting of the walls of the said project and also no fire fighting system installed in order to ensure safety and security of the residents of the said project.

The respondent is directed to ensure compliance of the said order especially with regard to provision of basic amenities in the said project as all such amenities are not only meant for the benefit of the residents of the said project but also ensures safety and security of the said residents. The respondent is strictly directed to ensure the compliance of the above said direction, failing which a penalty u/s 63 of the Real Estate (Regulation and Development) Act, 2016 shall be imposed upon the respondent apart from other penal action which includes freezing of the Bank account and debarring the respondent from future registration with RERA.

Put up this case on 23.10.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner.
RERA, Bihar