REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/546/2024

Nisha Kumari ……Complainant

Vs

M/s Piramid Engicon Pvt. Ltd. …..Respondent

Project: Piramid Dreams

Present: For Complainant: Mr. Vijay Kumar, Brother
For Respondent: Mr. Piyush Parasar, Advocate

23/07/2026 **PROCEEDING**

Hearing taken up. Mr. Vijay Kumar, who claims to be the brother of the complainant, is present. Mr. Vijay Kumar requests this Bench to allow him during the proceeding as his learned counsel is absent for some personal reason. He is being allowed only for today and from the next time onwards he shall have to bring proper authorisation from the complainant to be present. Mr. Piyush Parasar, learned counsel for the respondent is also present.

The representative of the complainant submits that despite regular hearings being held in this Bench, the respondent still has the audacity to neglect the provision of basic amenities pertaining to the impugned project. He also submits that he has not even formed the Association of Allottees. Generator has not been installed and lift has not been made functional. No fire-fighting arrangement is there and car parking space has not been provided apart from the other facilities like telecom, jogging track etc. He also submits that the agreement for sale provided for tiles to be fixed up to a height of 7 feet but the same has not been done and it has been done only up to 5 feet. He, therefore, requests for a direction to the respondent to get the basic amenities as mentioned in the agreement for sale installed.

Learned counsel for the respondent submits that as per his information, the lift and generator have been installed and as regard the other basic amenities, he assures to bring the details before this Bench on the next date of hearing.

This Bench observes that this case has been prolonging for a very long period and even during the pendency of this complaint case, the Association of Allottees has not been formed and other basic amenities have not been installed which have already been disclosed by the promoter (respondent) in his brochure and the agreement for sale. It is clear that the formation of Association of Allottees is a mandatory provision to be ensured by the respondent as per Section 11(4)(e) of the Act and also provision of basic amenities as per the agreement for sale has also to be provided as per the provisions of the Act. The respondent is, therefore, asked to show cause as to why necessary penal action be not taken against the respondent as per Section 61 of the Act and the other relevant provisions of the Act.

It is made clear that in case the respondent fails to comply with the direction and accordingly install the basic amenities till the next date of hearing, this Bench shall take necessary penal action against the respondent.

Put up this case on 01.09.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar