REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/228/2026

Swetabh & Anr. …...Complainant

Vs

M/s Venus Star Construction Pvt. Ltd. ……Respondent

Project: Venus Empire

Present: For Complainant: Mr. Akash Kumar, Advocate
For Respondent: Mr. Sumit Kumar, Advocate

16/09/2026 **PROCEEDING**

Hearing taken up. Mr. Akash Kumar, learned counsel appears on behalf of Mr. Sahil Kumar reporting that actually Mr. Sahil is the Advocate on record but he could not appear today owing to unavoidable circumstances and hence, he is representing Mr. Sahil Kumar in the hearing today. Mr. Sumit Kumar, learned counsel for the respondent is also present.

2. Learned counsel for the respondent submits that during the earlier hearing held on 29.07.2026 a direction was given to the complainant to file a report from the Allottees Association and especially other residents of different flats on the same floor as regards the disturbance caused by the vibration of the motor. He submits that presently he is not in receipt of such report. The complainant was also directed to approach the competent authority (PMAA) and file a complaint case regarding the same before the said authority.

3. Learned counsel for the complainant submits that the complainant is preparing the required papers for filing a complaint as per the direction given earlier. The learned counsel appearing for the complainant failed to explain as to why even after a lapse of nearly two months now, the said complaint has not been filed before the competent authority (PMAA).

4. Learned counsel for the complainant submits that during the earlier hearing the respondent was directed to get the report from the Allottees Association but they have not submitted it.

5. Learned counsel for the respondent submits that he has already procured a test report from the authorised Testing House regarding analysis of vibration being caused as well as Indoor Noise Level results. The vibration report has been reported as NIL and Indoor Noise Level during the day time has been reported as 34.1 and 34.05 which is under normal range. Learned counsel for the respondent also submits that an Occupancy Certificate has also been issued by the Patna Metropolitan Area Authority vide letter no. 663 dated 27.09.2024. He also furnishes a copy of the final NOC issued by the Fire Department vide letter no. 12429 dated 27.09.2024 in the prescribed format.

6. The learned counsel for the complainant is directed to place on record as to which specific provisions of the Act, Rules and Regulations have been violated by the respondent along with cogent evidence thereby for proper appreciation of this Bench.

7. Put up this case on 14.10.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar