REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/369/2025

Nandan Kumar .... Complainant

Versus

M/s Roof Engicon Pvt. Ltd. .... Respondent

Project: **HEAVEN CITY**

Present: For Complainant: Mr. Sumit Kumar, Advocate
For Respondent: Mr. Rajendra Kr. Shrivastava,
Representative of the Director

14.10.2026 **PROCEEDING**

1. Hearing taken up. Learned counsel Mr. Sumit Kumar appears on behalf of the complainant. Mr. Rajendra Kr. Shrivastava appears on behalf of Mr. Sanjay Kumar Singh, Director of the respondent-company.

2. Mr. Rajendra Kr. Shrivastava appears on behalf of Mr. Sanjay Kumar Singh, Director of the respondent-company mentioning that the Director's wife is seriously ill and he is busy in her treatment and hence unable to attend. The representative of the Director of the respondent-company requests for some more time to be given to him for appearance and compliance of the earlier direction of this Bench.

3. Learned counsel for the complainant submits that on the previous date of hearing, a direction was given to the respondent to furnish the details of the land which has been illegally sold to some allottees for vested interest of the promoter. He further submits that despite a detailed development agreement executed between the complainant, who is the land owner and the respondent, the respondent has not yet provided the flats to the respective land owners as per the share declared in the development agreement. On the other hand, the respondent is busy in handing over the possession and executing sale deeds in favour of other allottees without disclosing as to which flat is he going to hand over to the land owners and without specifying the land owners' shares. He is therefore required to declare the flats proposed to be given to the respective land owners and also specify whether the same satisfies the terms and conditions of the development agreement.

4. The Bench takes a serious note of the fact that despite a lapse of over two months, no document has been brought on record by the respondent till date and on the pretext of serious ailment of his wife, the Director of the respondent-company has till date not provided the details as directed by the Bench. Hence, the Director of the respondent-company is directed to file the entire documents as detailed hereinabove before the next date of hearing.

5. The respondent is directed to be positively present on the next date of hearing either in person or through his legal representative and furnish the details of the flats as per the exact share distribution pertaining to the share of land owner (complainant),

Put up for hearing on 15.12.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar