REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/539/2025

Mr. Dharmanath Goit .... Complainant

Versus

M/s Jalalpur Infrastructure Pvt. Ltd. ... Respondent

Project: **JALALPUR GEMS**

Present: For Complainant: Mr. Sumit Kumar, Advocate
For Respondent: Mr. Rajni Kant Mishra, Advocate

14.10.2026 **PROCEEDING**

1. Hearing taken up. Learned counsel Mr. Sumit Kumar appears on behalf of the complainant. Learned counsel Mr. Rajni Kant Mishra appears on behalf of the respondent.

2. Learned counsel for the complainant submits that till date an association of allottees has not been formed and also many of the basic amenities as outlined in the agreement for sale and brochure published by the respondent-company at the time of booking of the flat are yet to be installed/completed. He, therefore, requests for a direction to the respondent to complete the same along with formation of an association of allottees.

3. Learned counsel for the respondent submits that he has already formed the association of allottees. He, however, fails to submit the details regarding the same for proper appreciation by this Bench. The Bench, therefore, directs the respondent to furnish the entire details of formation of association of allottees in case it has been done and, if not so, the Bench further directs to form an association of allottees and submit the details thereby on the next date of hearing.

4. Meanwhile, the complainant is directed to furnish a written statement mentioning therein as to what are the deficiencies present in the impugned project which need to be addressed by the promoter.

5. Learned counsel for the respondent submits that the complainant is referring to a third party quality inspection report which cannot be accepted in view of the fact that the inspection was done in the absence of the respondent or his representative.

6. Learned counsel for the respondent is directed to get the construction work of the project and the basic amenities installed therein verified by a Structural Engineer to ascertain – whether any defect, as has been pointed out by the learned counsel for the complainant, is present or not.

7. Learned counsel for the respondent is also directed to make sure that the terms and conditions as outlined in the agreement for sale regarding the provisions of the basic amenities are fulfilled accordingly.

8. Both the learned counsels are directed to sit together and accordingly to provide necessary assistance to each other in order to ensure the formation of an association of allottees and opening of a bank account so that any amount with the respondent pertaining to the maintenance of the impugned project be deposited in the same. A compliance report to this effect is expected to be submitted from both the parties on the next date of hearing.

9. The respondent is directed to take necessary action for rectification of the faults detected during the physical inspection conducted by a structural engineer at the behest of the respondent. The respondent shall also ensure that the basic amenities are installed and made fully functional by the next date of hearing, for which a time of two months is given to the respondent.

Put up for hearing on 15.12.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar