REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/146/2026

Colonel Tarun Alex .... Complainant

Versus

M/s Maa Vindyavasani Developers Pvt. Ltd. .... Respondent

Project: **RAINBOW RESIDENCY**

Present: For Complainant: Mr. Prashant Pushkar, Advocate
For Respondent: Mr. Amit Singh, Advocate

25.08.2026 **PROCEEDING**

1. Hearing taken up. Learned counsel Mr. Prashant Pushkar appears on behalf of the complainant. Learned counsel Mr. Amit Singh appears on behalf of the respondent.

2. Mr. Prashank Pushkar appears on behalf of Mr. Punit Kumar, learned counsel for the complainant, saying that he is seriously ill and requests some more time to be given to him for ensuring his presence in person to plead the case.

3. Learned counsel appearing for the respondent submits that he is not yet in receipt of the complaint petition and annexures thereof and, therefore, requests for a direction to the complainant to hand over either a hard copy or soft copy of the complaint petition along with its annexures. He, however, submits that another case bearing RERA/CC/AO/02/2026 filed by the same complainant pertaining to the same project was pending in the court of the learned Adjudicating Officer, RERA, Bihar. The said case, after being heard in details by the learned Adjudicating Officer, was dismissed vide order dated 21.07.2026. A copy of the said order has been put on record by the office.

4. Learned counsel for the respondent submits that he is not aware of the fact explained in the complaint petition. However, as per his knowledge about the matter, he submits that the complainant is not coming with clean hands and he has neither paid money as claimed by him to the respondent nor has given a concrete proof regarding any money paid to the respondent. He,

therefore, submits that prima facie, the complaint does not seem to have any stand legally on the above grounds.

5. Learned counsel for the respondent is directed to file a written reply with regard to the complaint petition after receipt of a copy of the complaint petition along with its annexures.

Put up for hearing on 29.09.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar