REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 250/2023

RERA/CC/641/2019

Baldeo Arora …...Complainant/ Executant

Vs

M/s Sri Anuanand Construction Pvt. Ltd. …..Respondent

Project: Mohindra Villa

Present: For Complainant: Md. Isha, Advocate
For Respondent: None

25/06/2026 **PROCEEDING**

Hearing taken up. Md. Isha, learned counsel for the complainant/ executant is present. The respondent is absent.

This is the second date of hearing when the respondent has been absent. It is really surprising that there have been many hearings conducted in this Bench itself pertaining to the same respondent for a different project where learned legal counsel on behalf of the respondent had been appearing on a regular basis but the absence of the respondent in this particular case makes it a deliberate act of negligence on the part of the respondent for complying with the order of the Authority passed in RERA/CC/641/2019.

Learned counsel for the executant submits that though the possession of Flat No. 104 pertaining to the share of the complainant has been handed over and keys have accordingly been given to the complainant but the said flat is devoid of basic amenities, for example electricity connection, drinking water facilities and sanitation facility. He again requests for a direction to the respondent to make available all the basic amenities pertaining to the said flat.

The respondent is directed to handover the possession of the flat in a proper habitable condition and after removing all the deficiencies pertaining to basic amenities, failing which this Bench shall be constrained to take strict penal action against the respondent for the same. The respondent is also asked to show cause as to why necessary action be not taken against him for utter disregard of the order passed by the Authority in Complaint Case No. 641/2019 vide order dated 28.02.2023.

It is made clear that in case the possession is not handed over properly and the flat is not made habitable by making available all the basic amenities, this court will be bound to take strict penal action for handing over the possession of the same and creating the basic amenities, the cost of which shall be retrieved from the respondent along with other penal amount as per the provisions of law.

Put up this case on 31.07.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar