REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/2/2026

Authorised Representative of RERA .... Complainant

Versus

M/s Mangalam Homes India Pvt. Ltd. ... Respondent

Project: **SRI OM PRAKASH SINGH ENCLAVE**

Present: For Complainant: Ms. Ojaswi Ishani, Legal Representative of RERA
For Respondent: None

27.08.2026 **PROCEEDING**

1. Hearing taken up. Ms. Ojaswi Ishani, legal representative of RERA appears on behalf of the complainant. Nobody appears on behalf of the respondent.

2. Learned counsel for the complainant-Authority submits that this is the fourth consecutive date of hearing and on all the four dates, the respondent has been absent. She further submits that a report was sought from the Compliance Wing of RERA on the basis of physical inspection which was directed to be done by a team of two members – one from the Engineering Wing and other from the Legal Wing to visit the site of the project. She further submits that in compliance with the said order, inspection of the site has been conducted by the team of RERA and a detailed report has been filed which proves that the present project "Sri Om Prakash Singh Enclave" is the project which has been developed by the respondent without RERA registration and the said project consists of fifth floor. She further submits that the said report even speaks that the present building has been constructed in violation of sanctioned map approved by the competent authority. She also submits that a number of sale deeds pertaining to the said project are a clear manifestation of violation committed by the respondents in this regard.

3. This Bench observes that despite being given ample opportunity to the respondent, today being the fourth date of hearing, the respondent has never bothered to appear before the Bench which is a clear manifestation of negligent

and recalcitrant attitude on the part of the respondent. The Bench, therefore, directs the leaned counsel for the complainant-Authority to furnish a written notes of arguments mentioning the violation committed by the respondent along with evidences in this regard within a period of fifteen days from today.

4. Taking recourse to natural justice, a time of fifteen days is granted to the respondent to file a written notes of argument in his favour to be appreciated by the Bench.

5. It is made clear that in case the respondent fails to file his reply within fifteen days from today, a final decision shall be taken in this regard.

Order is reserved.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar