REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 63/2023

RERA/CC/944/2021

Sudha Kumari …...Complainant/ Executant

Vs

M/s Sai Krishna Construction Pvt. Ltd. …..Respondent

Project: Shanti Apartment, Block-B

Present: For Complainant: Mr. Sanjeev Kumar, Advocate
For Respondent: Ms. Snigdha, Advocate

16/10/2026 **PROCEEDING**

Hearing taken up. Mr. Sanjeev Kumar, learned counsel for the complainant/ executant is present. Ms. Snigdha, learned counsel for the respondent is also present.

Learned counsel for the complainant/ executant submits that the order of the Authority has been passed on 22.09.2022 in RERA/CC/944/2021 which was not complied with by the respondent and hence, this execution case was filed. Learned counsel for the complainant/ executant further submits that the direction given by the Authority in the said complaint case was basically for providing basic amenities to the complainant and the respondent is sitting tight over the issue without doing anything. He, therefore, requests for strict action to be taken against the respondent.

Learned counsel for the respondent submits that she is appearing on behalf of Mr. Sumit Kumar, who is actual learned counsel in this case and since he is out of station for unavoidable reasons, she therefore requests for a time to be given to him. She also submits that the respondent has moved the Hon'ble High Court in this matter and therefore, requests this matter to be kept in abeyance till the matter is decided by the Hon'ble High Court.

Learned counsel for the complainant/ executant objects to the averments made by the learned counsel appearing for the respondent mentioning therein that they are just taking an alibi for non-compliance of the order passed by the Authority because already four years have elapsed and the order was very simple with an explicit direction only to provide the basic amenities which has not been complied with till date.

The Bench observes that sufficient time has already been provided and the Bench during the earlier hearing held on 14.08.2026 had directed the respondent to verify the provision of basic amenities but the same has not been complied with. This is a sheer negligence on the part of the respondent and also utter disregard for the order of the Authority passed in RERA/CC/944/2021. The Bench also observes that earlier vide its final order dated 22.09.2022 in

RERA/CC/944/2021 the Authority had directed that in case of non-compliance of the order of the Authority a penalty of Rs.5,000/- for each day of default shall be imposed. Now that already four years have passed. The Bench, therefore, deems it appropriate to ask the respondent to show cause as to why penalty u/s 63 of the Real Estate (Regulation and Development) Act, 2016 be not imposed upon the respondent. Apart from giving a show cause reply, the respondent is again directed to install the basic amenities by the next date of hearing.

Put up this case on 04.12.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar