REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/268/2026

Manju Vatsyayan .... Complainant

Versus

M/s Pulmenbuildicon Pvt. Ltd. .... Respondent

Project: **SARASWATI HEIGHTS**

Present: For Complainant: Mr. Sanjeev Kumar, Advocate
For Respondent: None

22.09.2026 **PROCEEDING**

1. Hearing taken up. Learned counsel Mr. Sanjeev Kumar appears on behalf of the complainant. Nobody appears on behalf of the respondent.

2. Learned counsel for the complainant submits that though the impugned project has already been completed but till date as per his information, no occupancy certificate has been obtained from the respondent. He also submits that despite booking of the entire flats pertaining to the promoter's (respondent's) share, Allottees' Association has not been formed in violation of the provisions of the Real Estate (Regulation and Development) Act, 2016. He further submits that maintenance money is being illegally charged by the respondent despite a huge corpus money already taken by the respondent in the beginning itself. He further submits that the respondent has also violated the conditions incorporated in the sanctioned map as well as the conditions given in the registration issued by RERA in his favour by constructing three flats illegally in the open space which was actually meant for parking of the vehicles thus leading to a total chaos and non-allocation of proper parking space as yet despite the sale deed being executed to the complainant wherein it has been mentioned specifically that a parking space has also been allocated to the complainant.

3. Issue notice to the respondent to appear before this Bench on the next date of hearing either in person or through his authorized representative for presenting his case along with the relevant documents particularly, with respect to the points raised by learned counsel for the complainant as well as the points mentioned in the complaint petition.

Put up for hearing on 22.10.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar