**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Inquiry Commissioner, Sri Sanjaya Kumar Singh, RERA, Bihar**

**RERA/CC/418/2024**

**Poonam Pandey ……Complainant**

**Vs**

**M/s Sudha Engicon Pvt. Ltd. ……Respondent**

**Project: Om Tower, Block-A**

**Present: For Complainant: In person**
**For Respondent: Mr. Bipin Ranjan, M.D.**

**24/09/2026** **PROCEEDING**

Hearing taken up. The complainant is present in person. Mr. Bipin Ranjan, the Managing Director of the respondent company is also present.

The complainant submits that despite regular assurances from the Managing Director of the respondent company, he has never bothered to meet the complainant and hence, the solution of the problem persists as it was on the earlier date of hearing.

The M.D. of the respondent company submits that it is not the case. The lift has already been installed though it has not been made functional. Payment for transformer has also been made and hopefully the transformer will be installed within 15 days. He also submits that he will be making the flat habitable within next 15-20 days for the complainant to reside in the same but he requests the court for a direction to the complainant to pay the entire consideration amount before handing over the possession apart from registration cost so that he executes the sale deed in favour of the complainant.

The complainant submits that there are many deficiencies which were assured as basic amenities but have not been completed by the respondent.

The M.D. of the respondent company submits that first he will make the lift and transformer functional and get the meter erected so that the flat for the complainant is made in a position for her to reside, following which he shall take all measures for completing the basic amenities as per the terms and conditions of the agreement for sale. He also submits that he is ready to sit together with the complainant today which is at his office or a place convenient to the complainant and resolve the issue as regards any differences regarding the consideration amount and the payment of the same is concerned. The complainant is ready to sit together with the M.D. of the respondent company and seek a solution.

The Bench directs the respondent to file a compliance report on the next date of hearing which shall be done after a period of one month. The complainant is also directed to come prepared on the next date of hearing with the required money (cheque/ Bank draft) as per the settlement with the M.D. of the respondent company.

Put up this case on 28.10.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar