REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/283/2025

Vatan Kumar ……..Complainant

Vs

M/s White Tiger Interio and Developer Pvt. Ltd. ..…..Respondent

Project: ANAND VILLA

Appearance:

For the Complainant: Mr.Sumit Kumar, Advocate
For the Respondent: Mr. Mukesh Kumar, Advocate

13.10.2026 **PROCEEDING**

Hearing taken up. Mr. Sumit Kumar, learned counsel appears for the complainant and Mr. Mukesh Kumar, learned counsel appears for the respondent.

Learned counsel for the complainant submits that the present complaint has been filed for Flat No.306 in which he is already residing, but the said flat is devoid of many basic amenities, which were assured by the respondent to be given to the complainant as per the Agreement for Sale. He further submits that a lot of work, namely, wiring, plumbing, bathroom doors, lift, electrical panel and many other basic facilities are still to be done or not provided. Learned counsel for the complainant further submits that a drawback has been referred to by the Fire Department, vide its letter contained in Memo No.1927 dated 02.10.2026, in Form-"*Sha*", wherein it has been mentioned that on inspection of the impugned project named "Anand Villa", fire audit has been done and the compliance regarding the deficiency detected during the said audit has been instructed to be complied with, vide letter bearing Memo No.3078 dated 04.10.2026, within 15 days of the date of issue of the said letter.

The Bench observes that there are a number of deficiencies which have been pointed out by the Fire Department during the audit and directs the respondent to rectify the same as has been detected by the Fire Department.

Learned counsel for the complaint is directed to hand over a hard copy of the entire fire audit report to the respondent.

Learned counsel for the complainant hands over a copy of the said report to the learned counsel for the respondent during the hearing itself. Learned counsel for the complainant further submits that the respondent has charged more money for the GST amount than the actual payable amount and the complainant has paid the extra GST which is required to be refunded.

Learned counsel for the respondent is directed to get a detail from the State Tax Department as to what is the actual payable amount pertaining to the GST of the said Flat, whether the said GST amount has been paid in the Government account or not and in case it has been paid in the Government account, whether any amount has been charged in excess of the paid amount or not. In case of any excess amount charged from the complainant against the paid amount, the same should be refunded to the complainant. The respondent is further directed to look into the deficiencies pertaining to the basic amenities as have been outlined in the Agreement for Sale and have not been provided to the complainant.

Learned counsel for the respondent submits that he is having the information that the entire building has been constructed as per the terms and conditions of the Agreement for Sale. However, as far as the present complaint is concerned, referring to the deficiencies, he submits that he shall be getting the same inspected and accordingly take measures for rectification of the same.

Learned counsel for the respondent is directed to file a compliance report regarding the physical inspection to be ensured by a structural engineer engaged by the respondent and necessary measures accordingly be taken by the respondent

for rectification of the same before the next date of hearing. A time of one and a half months is given to the respondent for compliance of the same.

Learned counsel for the respondent requests for a copy of the complaint petition to be handed over to him. Learned counsel for the complainant submits that though he has given the same earlier to the respondent, but on being pointed out by him again, he will be handing over the same to the learned counsel for the respondent. The Bench directs to do it today itself.

Put up on 09.12.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar