REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/294/2025

Ajay Kumar Singh .... Complainant

Versus

M/s R.E. Eco Developers Pvt. Ltd. .... Respondent

Project: **RAM SWAROOP APARTMENT**

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

06.07.2026 **PROCEEDING**

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

2. The complainants of other cases submit at the Bar that though the police force has been deputed at the site but still construction work being carried out by the respondent is at a very slow pace. They further submit that till date neither a lift nor a generator has been installed in the premises of the project and also no proper exit to cater to the requirement during any emergency and also no fire-fighting facility, has been installed by the respondent in the said project.

3. Learned counsel for the respondent agrees to the averments of the complainants but denies the fact that the progress of construction is slow. He submits that the respondent has acted swiftly and has ensured that the police force is deputed on a round the clock basis by paying the required additional amount in the office of Sr. S.P, Patna. He also submits that the transformer has been put in place and made functional apart from undertaking other construction work which is going on in the premises of the project. He also submits that the purchase orders for the lift and generator have already been placed and the same will be installed within a month.

4. The complainants submit that the approach road, which was earlier functional, has now been put to a completely non-functional stage by digging a trench across the road. They request for a strict direction to the respondent to make the approach road functional so that they may be in a position to visit their booked flats in the said project on a regular basis.

5. Learned counsel for the respondent submits that though at present the approach road has been obstructed for some reasons but the same will be restored and made properly functional within a very short period.

6. Learned counsel for the respondent files a written undertaking mentioning therein that due to rainy season, construction work has been slowed down but the entire project shall be completed in all respect by 30th October, 2026. In his said written undertaking, he has also mentioned that the complainants are free to perform '*Grih Pravesh*' of their respective units even before 30th October, 2026. In the said undertaking, a mention has also been made regarding filing of two writ petitions in the Hon'ble High Court, Patna bearing CWJC No. 2893 of 2024 and CWJC No.7791 of 2026 against the respondent apart from the Authority. When enquired about the status of the abovesaid writ petitions, he submitted that at present there is no stay granted by the Hon'ble High Court in the abovesaid writ petitions and therefore, the respondent is continuing with the construction work without any hindrance.

7. On perusal of the record and hearing the submissions of both the complainants as well as the respondent, it is clear that despite umpteen opportunities and considerable time given to the respondent, he is still lingering the construction work to the extent that still many basic amenities pertaining to the said project viz lift, generator, fire-fighting facilities and proper electrical connection from the transformer to the electric meter and from generator set to the respective flats have not been completed till date.

8. This Bench takes a serious note of this issue and despite the request made by the respondent to complete the entire work by 30th October, 2026, the Bench directs the respondent to complete the abovementioned works/ amenities within a period of one month from today. The Bench will review the progress of the abovesaid work on the next date of hearing after which it will be decided – whether a further time to the respondent needs to be given or whether a penal action be taken against the respondent for its failure to fulfill the obligations as per the terms and conditions laid down in the agreement for sale.

9. The respondent is directed to file a detailed written statement regarding the point-wise progress and installation of the basic amenities as well as other construction work completed before the next date of hearing.

10. The complainants are directed to visit the site and apprise this Bench of the progress made in the construction work before the next date of hearing.

Put up for hearing on 19.08.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar.