REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/36/2026

Kamlesh Kumar Singh …...Complainant

Vs

M/s Maa Vindhyavasani Developers …..Respondent

Project: Rainbow Residency

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

18/06/2026 **PROCEEDING**

Hearing taken up. Mr. Punit Kumar, learned counsel for the complainant is present. The respondent is absent.

Learned counsel for the complainant reiterates his earlier averments made during the hearing held on 18.03.2026 submitting therewith that even after a lapse of over three months from the hearing held on 18.03.2026 the status of construction and creation of basic amenities remains the same i.e. still no electricity, no sanitation facility, no boundary wall, water tank, drainage system and other amenities have been installed by the respondent. He also submits that one side the respondent is referring to an obstruction/ hindrance created by the landowner for no valid reason at all and on the other side he is selling the flats to different allottees without bothering to create basic amenities in the said apartment. He, therefore, submits that unless the basic amenities in the said project is created by the respondent to the satisfaction of the allottees residing therein, a restriction on sale of the units of the said flat be imposed.

On perusal of the record and hearing the submissions of the learned counsel for the complainant, this Bench observes that this is the third date of hearing and it is really surprising that no action for creating/ fulfilling the basic amenities in the said project has been done by the respondent. The respondent has even failed to produce any F.I.R. etc. before this Bench to prove his point that a hindrance has been created by the third party in this case. In such a case, this Bench deems it appropriate to impose a complete ban on further sale of any of the units of the said project unless the basic amenities to the satisfaction of the complainant in the common area of the premises of the project is created. A time of one month is being given to the respondent for doing the needful at his end, after which it is expected that the respondent will come with a progress report on the next date of hearing.

The complainant is also directed to monitor the activity of the respondent and file a report on the next date of hearing.

Issue notice to the respondent to appear in person or through his authorised representative and file a progress report on the next date of hearing.

Put up this case on 21.07.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar