**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR**

**RERA/CC/403/2024**
**RERA/AO/100/2024**

**Subodh Ram ……... Complainant**

**Vs**

**Green Homes Properties Pvt. Ltd. ..…...….Respondent**

**Project: GREEN HOMES B-BLOCK**

**Appearance**

**For the Complainant: Mr. Om Prakash Mishra, Advocate**
**For the Respondent: None**

**06.07.2026** **ORDER**

Heard Mr. Om Prakash Mishra, learned counsel appearing on behalf of the complainant.

2. Complainant has filed this case to direct the respondent to install generator set and intercom. Parking facility should be improved by removing illegal construction.

3. The facts of the case are that generator set has not been installed due to which everyday the residents of the concerned Project are in trouble. Children are always in danger due to power cut. Parking facility is very poor, due to which unauthorized vehicle is parked in driveway which causes dispute everyday. Lift quality is poor, fire fighting system has not been installed and the intercom has not been made operational.

4. Despite issuance of notices on several dates, none had appeared on behalf of the respondent and hence this case was fixed for *ex parte* hearing today. However, none has appeared on behalf of the respondent today also.

5. After hearing learned counsel for the complainant and on perusal of the record, it appears that the main grievance of the complainant is that the

generator set and fire fighting system has not been installed as per the Agreement for Sale. From the letter dated 10.12.2022 issued on behalf of the respondent, it appears that it is admitted fact by the respondent that D.G. is not installed where it was to be installed due to objection of one flat owner, namely, Ritesh Kumar, owner of Flat No.302. To resolve the dispute, the Society called the respondent in the general body meetings of the Society, but the respondent did not present there to solve the problems. Thereafter the complainant has sought relief for installation of generator set to be done as per the Agreement for Sale. If there is any dispute regarding place of installation of the generator set, then it should be done as per the Agreement for Sale or as per the Society's recommendation.

6. Considering the facts and circumstances, the respondent is directed to install generator set and extend the other facilities as per the Agreement for Sale or as per the convenience of the Society within 60 (sixty) days of the issue of this order.

7. With the above observations and directions, the case stands disposed of

Sd/-

**(Vinod Kumar Tiwari)**
**Adjudicating Officer**
**RERA, Bihar**