REAL ESTATE R**EGULATORY AUTHORITY, BIHAR**

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

RERA/CC/467/2024

Samridhi Flat Owner …...Complainant

Vs

M/s Omm Reality & Infrastructure Pvt. Ltd. …..Respondent

Project: Omm Samridhi, Ward No.17, Danapur

Present: For Complainant: Mr. Rakesh Raman, Representative
For Respondent: Mr. Satanjaya Kumar Singh, M.D.

28/08/2025 **PROCEEDING**

Hearing taken up. Mr. Mr Rakesh Raman, a representative of the flat owners' association is present. Mr. Satanjaya Kumar Singh, the M.D. of the respondent company is also present.

The complainant, who represents Samridhi Flat Owners' Society, submits that the respondent has not handed over many relevant documents to them as required to be handed over under the provisions of the RERA Act, 2016. He also furnished a copy of his detailed demand during the hearing.

The respondent, who is represented by the M.D. of the respondent company, is present in person. He submits that as per the provisions of the Act he had formed the Association of Allottees and had handed over the required documents to them. He also submits that the present complainant Society has been formed by some of the flat owners on their own and they have illegally declared the earlier society formed by the said builder to be null and void. He further submits that a writ application has been filed by Mr. Anjani Kumar Sinha, who is the landowner and the earlier President of Association of Allottees formed by the builder in the Hon'ble High Court bearing C.W.J.C.No. 8023/2024. He submits that both the complainant as well as the respondent in the present case have also been made parties in the said writ application filed in the High Court which is subjudiced before the Hon'ble High Court at present. As such, this is a new information in the present matter being brought before this Bench.

In such circumstances, both the complainant as well as the respondent are directed to furnish details in form ot written notes of argument in their favour within seven days so that final decision in this matter be taken.

Order is reserved.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner, RERA, Bihar