REAL ESTATE R**EGULATORY AUTHORITY, BIHAR**

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

RERA/CC/482/2024

Mosharraf Hussain ……Complainant

Vs

M/s Abida Engicon Pvt. Ltd. …..Respondent

Project: Paradise

Present: For Complainant: In person
For Respondent: Mr. Bishwash Vijeta, Advocate

01/09/2025 **PROCEEDING**

Hearing taken up. The complainant is present in person. Mr. Bishwash Vijeta, learned counsel for the respondent is also present.

Learned counsel for the respondent submits that in the last portion of the 3rd paragraph of the order dated 10.07.2025, the word 'to give the complainant access to the rooms' has wrongly been mentioned which should have been 'to give the landlord access to the rooms'. Therefore, the last portion of the said order be read as 'to give the landlord access to the rooms' instead of 'to give the complainant access to the rooms'. He further submits that he got the required support from the landlord as regards the access to the rooms in question.

Learned counsel for the respondent furnishes a copy of the compliance report as per the order given by this Bench on the previous date of hearing. He says that the entire instructions as given by the Bench has been complied with.

The complainant, who is present in person, says that still a wall needs to be completed. He further submits that in a similarly placed situation in another adjacent property in which the respondent himself is residing, the entire building has been constructed by the respondent (builder) but in his plot the landowner which (he himself) has been deprived of the facilities which he was entitled to, as per the development agreement.

Learned counsel for the respondent submits that he has also furnished an order of the Hon'ble High Court bearing C.W.J.C.No. 5274/2023 in a similar matter.

Both the complainant as well as the respondent are hereby given a final opportunity to furnish a written notes of argument, if any, on their behalf claiming and justifying their stand within seven days from today after which final decision will be taken in this regard.

The complainant furnishes a copy of the report mentioning six points where he claims that the respondent has failed to abide by and as such, contravened the provisions of the Act.

Order is reserved.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar