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**THE GAUHATI HIGH COURT  
(HIGH COURT OF ASSAM, NAGALAND, MIZORAM AND ARUNACHAL PRADESH)**

**Case No. : WP(C)/2956/2026**

RAJESH AGARWAL AND ANR  
SON OF SHRI NAND KISHOR AGARWAL, RESIDENT OF PARAMOUNT  
GRAND, FLAT 6/6B, NEAR SARUSAJAI STADIUM, N.H. 27, LOKHRA,  
GUWAHATI - 781040, DISTRICT - KAMRUP M, ASSAM.

2: GAURAV AGARWAL  
SON OF SHRI NAND KISHOR AGARWAL  
RESIDENT OF PARAMOUNT GRAND  
FLAT 6/6B  
NEAR SARUSAJAI STADIUM  
N.H. 27  
LOKHRA  
GUWAHATI - 781040  
DISTRICT - KAMRUP M  
ASSAM

VERSUS

THE STATE OF ASSAM AND 5 ORS  
REPRESENTED BY THE COMMISSIONER AND SECRETARY, HOUSING AND  
URBAN AFFAIRS DEPARTMENT, DISPUR, GUWAHATI - 781006, ASSAM

2:M/S MEGHMALLAR ESTATES AND SERVICES PVT. LTD.

A COMPANY REGISTERED UNDER INDIAN COMPANIES ACT  
HAVING ITS OFFICE SITUATED AT HOUSE NO. 39  
DR. B. N. SAIKIA ROAD  
BELTOLA  
SURVEY  
GUWAHATI - 781028  
DISTRICT - KAMRUP METRO  
ASSAM  
REPRESENTED BY ITS DIRECTORS / PRINCIPAL OFFICER / COMPANY  
SECRETARY/ AUTHORISED REPRESENTATIVE.

3:ANUP SAIKIA  
SON OF LATE B. N. SAIKIA  
MANAGING DIRECTOR OF M/S MEGHMALLAR ESTATES AND SERVICES  
PVT. LTD.  
RESIDENT OF HOUSE NO. 39  
DR. B. N. SAIKIA ROAD  
BELTOLA  
SURVEY  
GUWAHATI - 781028  
DISTRICT - KAMRUP METRO  
ASSAM.

4:PROTECH HOUSING  
A PARTNERSHIP FIRM  
HAVING ITS OFFICE AT ROOM NO. 605  
6TH FLOOR  
PROTECH CENTRE  
GANESHGURI  
G.S. ROAD  
GUWAHATI - 781005  
DISTRICT - KAMRUP METRO  
ASSAM  
REPRESENTED BY ITS PARTNERS / PRINCIPAL OFFICER / AUTHORISED  
REPRESENTATIVE.

5:SMT NIRMALA AGARWAL  
WIFE OF SHRI NAND KISHOR AGARWAL  
RESIDENT OF PARAMOUNT GRAND  
FLAT 6/6B  
NEAR SARUSAJAI STADIUM  
N.H. 27  
LOKHRA  
GUWAHATI- 781040  
DISTRICT - KAMRUP METRO  
ASSAM.

6:AARYAN CHILLED INFRA PVT. LTD.  
A COMPANY REGISTERED UNDER INDIAN COMPANIES ACT  
HAVING ITS OFFICE PRESENTLY SITUATED AT S1  
MEZZANINE FLOOR  
C/O PARAMOUNT GRAND  
FLAT 6/6B  
NEAR SARUSAJAI STADIUM  
N.H. 27  
LOKHRA  
GUWAHATI - 781040  
DISTRICT - KAMRUP M

ASSAM  
REPRESENTED BY ITS DIRECTORS/ PRINCIPAL OFFICER/ COMPANY  
SECRETARY/ AUHTORISED REPRESENTATIVE

**Advocate for the Petitioner** : MR. S C KEYAL, MR R K MOUR,KAUSHIK JAIN

**Advocate for the Respondent** : GA, ASSAM,

**BEFORE**  
**HONOURABLE MR. JUSTICE KARDAK ETE**

**ORDER**

**Date : 08.06.2026**

Heard Mr. S.C. Keyal, learned senior counsel assisted by Mr. R.K. Mour, learned counsel for the petitioners.

2. By filing this petition, the petitioners have prayed for a direction to the Real Estate Regulatory Authority, Assam to dispose of the Complaint Case No. RERA/Assam/COM/2023/18 on the ground that Section 29(4) of Real Estate (Regulation and Development) Act, 2016, mandates that the authority shall deal with the complaint/issue as expeditiously as possible and shall dispose of the same within a period of 60 days from the date of receipt of the complain.

3. It is the contention of the learned senior counsel that the complaint case being Complaint Case No. RERA/Assam/COM/2023/18 was instituted on 09.06.2023. However, the Real Estate Regulatory Authority, Assam instead of dealing with the matter expeditiously and dispose of the same as per the mandatory provision of Real Estate (Regulation and Development) Act, 2016, is resorting to roving and fishing enquiry from time to time.

4. Issue notice, returnable on 26.06.2026.

5. Since Mr. J. Handique, learned State counsel has appeared and accepted notice on behalf of respondent No.1, no formal notice is required to be issued to the said respondents. However, requisite extra copies of the writ petition be furnished to the learned counsel for the respondents within 3 (three) days from today.

6. The learned counsel for the petitioners shall take steps for service of notice upon the

respondents No. 2 to 6 by speed post as well as usual process within 3 (three) working days from today.

List the matter on 26.06.2026.

**JUDGE**

**Comparing Assistant**