

REAL ESTATE REGULATORY AUTHORITY, BIHAR,

Before the Bench of Mr. Ved Prakash,
Special Presiding Officer, RERA,

RERA/CC/07/2023

Mr. Ram Lakhan Roy Complainant

Vs.

M/s Saarthak Hi-tech Home Developers Pvt. Ltd.Respondent

PROJECT: RAM LAKHAN PLAZA

For the Complainant: Mr. Kishore Kunal , Advocate

For the Respondent: Mr. Sumit Kumar, Advocate

10.09.2025

ORDER

Learned counsel Mr. Kishore Kunal on behalf of the complainant and learned counsel Mr. Sumit Kumar on behalf of the respondent are present.

2. Learned counsel for the respondent by filing photo-copy of the share distribution agreement between the respondent – promoter and landowner Ram Lakhan Roy dated 09.09.2025 after supply of its copy to learned counsel for the complainant submits that it may be placed on record. Accordingly, it is placed on record.

3. Learned counsel for the respondent submits that total area of the landowner Ram Lakhan Roy – complainant through the present share distribution deed dated 09.09.2025 is 50% of the total built-up area 16637.99 sq. ft., which is equal to 8318.99 sq. ft., or 773.14 sq. meter and in like manner the respondent – promoter – builder's share is 50% i.e. 16637.99 sq. ft., which is equal to 8318.99 sq. ft., or 773.14 sq. meter. He further submits that both the parties are authorized to take their possession and the respondent – promoter is ready to deliver possession as per the present share distribution deed executed between the respondent – promoter and landowner Ram Lakhan Roy on 09.09.2025, whereon learned counsel for the complainant is agreed and is ready to receive delivery of

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possession as per the present share distribution deed dated 09.09.2025 and now the grievances of the complainant are redressed. He is ready to get this case disposed of in the light of the present share distribution deed executed between the parties. He further submits that stay granted in another execution case bearing RERA/Exe/135/2024/RERA/CC/602/2022 may not be applicable in the present case as now the complainant has no grievance against the respondent – promoter.

4. Considering the submission as well as going through the share distribution deed dated 09.09.2025 between the respondent – promoter and the landowner – complainant Ram Lakhan Roy, it appears that both the parties have amicably resolved the dispute and, accordingly, the complainant – landowner is allotted 8318.99 sq. ft. or 713.14 sq. meter and in the like manner the respondent – promoter is also allotted 8318.99 sq. ft. or 713.14 sq. meter, which is equal 50% share to each in the light of the development agreement between the parties.

5. Now, since the dispute between the parties has been resolved, stay granted in execution case bearing RERA/Exe/135/2023,RERA/CC/602/2022 shall not apply against the complainant - landowner Ram Lakhan Roy as he has amicably resolved the dispute continuing with the respondent – promoter. Accordingly, this complaint case is disposed of in the light of the development agreement no.11871 dated 12.12.2017 and share distribution deed dated 09.09.2025 executed between the respondent – promoter and the complainant – landowner Ram Lakhan Roy. The said development agreement as well as the share distribution deed will be part of this order.

Sd/-

(Ved Prakash)

Special Presiding Officer, RERA, Bihar.