REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Inquiry Commissioner, Sri Sanjaya Kumar Singh, RERA, Bihar

RERA/172/2021

Authorised Representative of RERA …...Complainant

Vs

Sankalp Construction ……Respondent

Project: Das Enclave

Present: For Complainant: Mr.Ankit Kumar, Advocate
For Respondent: Mr.Sumit Kumar, Advocate

29/09/2026 **PROCEEDING**

Hearing taken up.Mr.Ankit Kumar, learned counsel for the complainant/ Authority is present. Mr.Sumit Kumar, learned counsel for the respondent is also present.

2. The present matter emanates from a complaint filed by one Smt. Rita Biswas, who filed a complaint as a landowner, who was not granted her due share following which a notice was served upon the concerned promoter (Sankalp Construction).

3. Learned counsel for the complainant/ Authority submits that the present case has been instituted against the respondent(promoter) for not providing the due share.

4. Learned counsel for the respondent submits that he is the learned counsel on record for both the respondent as well as the landowner concerned. He further submits that a Title Partition Suit No. 86/2022 pertaining to the present matter was filed against which final decree has been pronounced on 28th July, 2025 on the basis of a compromise petition filed by all the concerned parties including the complainant Smt. Rita Biswas. In the said order, the description of the property allotted to the plaintiff Rita Biswas has been given in Schedule No.A and Schedule No.B. He also submits that the complainant in the present case Smt. Rita Biswas has already filed an affidavit to this effect dated 05th November, 2025 mentioning therein that as per the compromise petition entered into with her brother, she is satisfied and has no grievance against her brother and Sankalp Construction and in the said affidavit she therefore has undertaken not to file any case before any court/ forum for the same. Learned counsel for the respondent further submits that this case, on the basis of decree pronounced by the learned Civil Court and the affidavit is hence fit to be dropped.

5. Learned counsel for the respondent requests for an amendment accordingly in the RERA portal with relation to the said project. Learned counsel

for the complainant/ Authority submits that a direction be given to the respondent to deposit Rs.2,000/- as required under the provisions of law for making the concerned amendment.

6. This Bench observes that on the basis of the judgment given by the learned Civil Court and the affidavit submitted by the complainant Smt. Rita Biswas prima facie appears fit to be dropped. However, as a last indulgence, learned counsel for the Authority is directed to study the entire details including the order of the learned Civil Court as well as the affidavit and submit his report before the next date of hearing.

7. Learned counsel for the Authority is also directed to verify from the Registration records whether the due respective shares of all the landowners have been taken care of by the respondent. He shall submit his detailed report before the next date of hearing.

Put up this case on 25.11.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar