



REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Hon'ble Chairman Mr. Vivek Kumar Singh, RERA,
Bihar.

RERA/CC/02/2024

Nayar Azam

....

Complainant

Vs

M/s Ekta Sahkari Grih Nirman Samiti Ltd.

....Respondents

Project: **EKTA NAGAR**

With

RERA/CC/03/2024

Mohammad Umar

....

Complainant

Vs

M/s Ekta Sahkari Grih Nirman Samiti Ltd.

....Respondents

Project: **EKTA NAGAR**

With

RERA/CC/04/2024

Smt. Shahnaz Nuzhat

....

Complainant

Vs

M/s Ekta Sahkari Grih Nirman Samiti Ltd.

....Respondents

Project: **EKTA NAGAR**

With

RERA/CC/05/2024

Mohammad Sabah Uddin

....

Complainant

Vs

M/s Ekta Sahkari Grih Nirman Samiti Ltd.

....Respondents

Project: **EKTA NAGAR**

With

RERA/CC/06/2024

Jawaid Akhtar

....

Complainant

Vs

M/s Ekta Sahkari Grih Nirman Samiti Ltd.

....Respondents

Project: **EKTA NAGAR**

With
RERA/CC/07/2024
Abu Nasar Yamin Complainant
Vs
M/s Ekta Sahkari Grih Nirman Samiti Ltd.Respondents

Project: **EKTA NAGAR**

With
RERA/CC/08/2024
Mohammad Nasimul Ghani Complainant
Vs
M/s Ekta Sahkari Grih Nirman Samiti Ltd.Respondents

Project: **EKTA NAGAR**

With
RERA/CC/09/2024
Mohammad Javed Complainant
Vs
M/s Ekta Sahkari Grih Nirman Samiti Ltd.Respondents

Project: **EKTA NAGAR**

With
RERA/CC/10/2024
Mohammad Noor Complainant
Vs
M/s Ekta Sahkari Grih Nirman Samiti Ltd.Respondents

Project: **EKTA NAGAR**

Present: For Complainants: Mr. Sumit Kumar, Advocate
For Respondents: Mr. Sharad Shekhar, Advocate

18.07.2025

PROCEEDING

1. Hearing taken up. Learned counsel Mr. Sumit Kumar appears on behalf of all the complainants in the instant proceeding. Learned counsel Mr. Sharad Shekhar appears on behalf of the respondents.
2. Let the analogous cases listed below be tagged along with the present proceeding so that the matter can be dealt with collectively.

Sl.No.	Case nos.	Names of the parties	Project
1	RERA/CC/02/2024	Nayar Azam Vs. M/s Ekta Sahkari Grih Nirman Samiti Ltd	Ekta Nagar
2	RERA/CC/03/2024	Mohammad Umar Vs. M/s Ekta Sahkari Grih Nirman Samiti Ltd	Ekta Nagar
3	RERA/CC/04/2024	Smt. Shahnaz Nuzhat Vs. M/s Ekta Sahkari Grih Nirman Samiti Ltd	Ekta Nagar
4	RERA/CC/05/2024	Mohammad Sabah Uddin Vs. M/s Ekta Sahkari Grih Nirman Samiti Ltd	Ekta Nagar
5	RERA/CC/06/2024	Jawaid Akhtar Vs. M/s Ekta Sahkari Grih Nirman Samiti Ltd	Ekta Nagar
6	RERA/CC/07/2024	Abu Nasar Yamin Vs. M/s Ekta Sahkari Grih Nirman Samiti Ltd	Ekta Nagar
7	RERA/CC/08/2024	Mohammad Nasimul Ghani Vs. M/s Ekta Sahkari Grih Nirman Samiti Ltd	Ekta Nagar
8	RERA/CC/09/2024	Mohammad Javed Vs. M/s Ekta Sahkari Grih Nirman Samiti Ltd	Ekta Nagar
9	RERA/CC/10/2024	Mohammad Noor Siddique Vs. M/s Ekta Sahkari Grih Nirman Samiti Ltd	Ekta Nagar

3. From perusal of the record, it transpires that the first sale deed of the project in question was executed way back on 17.01.2006. The normal presumption is that a sale deed for purchase of plot is executed only after the said plot is available for occupation and the plotted development is complete.
4. Learned counsel for the complainants counters that as the sale deeds are being executed even now, it ought to be treated as ongoing RERA

Project. Learned counsel for the complainants seeks an enquiry with regard to the project at this juncture.

5. Let a Technical Team from RERA go and enquire about the issue raised by learned counsel for the complainants. The respondents are directed to furnish their evidence and point of view to the Technical Team.

Put up for hearing on 3rd September, 2025.

Sd/-
(Vivek Kumar Singh)
Chairman