REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer,

RERA/CC/32/2023

Pramod Kumar Singh **……Complainant(s)**

Vs

M/s Aroma Developers Pvt. Ltd. **……Respondent**

PROJECT: N/A

For the Complainant: Mr. Ranjit Ranjan, Advocate

For the Respondent: Mr. Sumit Kumar, Advocate

02.09.2026 **PROCEEDING**

Learned counsel Shri Ranjit Ranjan, on behalf of complainant, and learned counsel Shri Sumit Kumar, on behalf of respondent, are present.

Learned counsel for complainant submits that 26 decimals of land are admittedly not in dispute between both the parties, so the respondent has to deliver 13 flats on the basis of 43% share of the land owner complainant in the project, and he has also to hand over CC/OC with respect to the project.

On the other hand, learned counsel for respondent submits that this project is completed one, but it is unregistered, and further, that one Title Suit is pending before the Civil Court, Patna; hence, an adjournment may be provided so that the appropriate action may be taken into the matter.

Considering submissions, both parties are directed to come ready for hearing on 30.09.2026.

Sd/-

(Ved Prakash)

Special Presiding Officer