REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA, Bihar

RERA/CC/539/2024

Umesh Sharma …...Complainant

Vs

M/s Rabloon Construction ……Respondent

Project: Rebloon Regency or Rebloon Galaxy

Present: For Complainant: Mr. Punit Kumar, Advocate
For Respondent: Mr. Sharad Shekhar, Advocate

05/08/2026 **PROCEEDING**

Hearing taken up. Mr. Punit Kumar, learned counsel for the complainant is present. Mr. Sharad Shekhar, learned counsel for the respondent is also present.

When enquired as to why the details of the flats along with respective area in the share of both the landowners as well as the promoter has not been submitted despite a clear direction of the Bench during the last hearing held on 14.07.2026, learned counsel for the respondent submits that the present complainant is only one of the landowner whose land has been utilised as a partial land area of the entire project land. There are other landowners and all the landowners have entered into separate development agreement with the respondent through separate share distribution percentage. He further submits that the present complainant as a landowner has entered into an agreement with the respondent on the basis of 36% of the proportionate share of his land part to be given as a share in the form of built up area of the project as per proportion of his own land.

Learned counsel for the complainant agrees with the above submission of the respondent and submits that the respondent has not provided him his due proportionate share as per the development agreement which has been executed separately between him and the promoter concerned for his share of land.

Learned counsel for the complainant is directed to give details of the flat handed over to him disclosing the area handed over to him by the complainant and also as to how much area is still lacking to be given. He is also required to furnish the basis of his demand.

On hearing the submission of the learned counsel for the respondent it becomes all the more necessary for this Bench to know as to what is the total number of flats in the said project, how many flats are to be handed over to different landowners as per the proportionate share disclosed in their respective development agreements and what is the proportionate share as far as the area is concerned which is required to be handed over to the complainant. The entire details should be submitted before this Bench on the next date of hearing.

It goes without fail that the onus of proving the fact that a lesser area has been given to the complainant (as a landowner) by the respondent as a promoter lies on the complainant himself who shall bear the onus by supplying concrete evidences in his favour to prove the genuineness of his demand.

Both the complainant and the respondent are directed to submit their details before the next date of hearing positively.

Put up this case on 23.09.2026 for further hearing.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar