REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer,

Exe. Case No- 400/2024

RERA/CC/729/2021

Sunil Kumar **……Executant(s)**

Vs

M/s R.R. Builders Pvt. Ltd. **……Respondent**

PROJECT: **SANCHAR NAGAR**

For the Complainant: Mr. Sumit Kumar, Advocate

For the Respondent: Mr. Parth Gaurav, Advocate

05.10.2026 **PROCEEDING**

Learned Counsel Mr. Sumit Kumar on behalf of executant and learned counsel Mr. Parth Gaurav on behalf of respondent are present.

2. Learned Counsel for the executant, by filing a petition along with map of the project Sanchar Nagar, submits that the Authority vide order dated 06.08.2024 has directed the respondent to hand over possession of 18959.38 square feet carpet area as a share to the landowner/complainant, but the respondent has deliberately failed to hand over the shares of the executant/complainant and has still not complied the order passed by the Authority. He further submits that this Bench has directed the respondent to produce the sanction map of the project, but respondent has also not submitted the same and in such circumstances, the complainant was

compelled to procure the sanction map with his own efforts and is hereby submitting a copy of the same as **Annexure-1**.

3. He further submits that the respondent may be directed to disclose details of total number of flats, sold flats, remaining unsold flats, along with respective carpet area / built-up area, and the purchaser of flats so that this Bench may determine the number of unsold flats and carpet area thereof and the total number of flats of which the executant/complainant is entitled to get against the respondent.
4. The copy of the map is supplied to the learned lawyer for respondent.
5. The learned lawyer for respondent submits that he will file reply to the petition of the executant/complainant after going through the maps submitted by learned counsel for the executant. So, an adjournment may be provided.

Considering submission, put up on 03.11.2026 for further hearing.

Sd/-

(Ved Prakash)
Special Presiding Officer
RERA,Bihar