

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar

RERA/CC/75/2025

Sanjai Nandan Sahai

.....Complainant

Vs

M/s Metro Construction

.....Respondent

Project: Sahai Shanti Residency

Present: For Complainant: Mr. Digvijay Kr. Ojha, Advocate
For Respondent: Mr. Ashok Kumar Mishra, Advocate

17/09/2025

PROCEEDING

Hearing taken up. Mr. Digvijay Kumar Ojha, learned counsel for the complainant is present. Mr. Ashok Kumar Mishra, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that he is still being deprived of landowner's share as committed by the respondent in the development agreement.

Learned counsel for the respondent submits that he is in receipt of the copy of the complaint petition but without any annexures. He requests for annexures to be handed over to him by the complainant. The complainant is requested to handover a copy of all the annexures either through hard copy or soft copy on e-mail of the respondent.

Learned counsel for the respondent also submits that he has no intention to keep the owner's share with him and he is always ready to handover the possession of the same provided the landowner agrees to make payment of the entire GST pertaining to all the flats handed over to him as per the share disclosed in the development agreement.

Learned counsel for the complainant refers to a judgment of Karnataka High Court wherein the landowner has been absolved of the responsibility from paying GST on the ground that it cannot be paid twice. Learned counsel for the complainant is requested to handover a hard copy/ soft copy of the said order to the respondent so that he studies the same and accordingly submits his rejoinder.

Both the complainant and the respondent are requested to file their reply/ rejoinder before the next date of hearing.

Put up this case on 06.11.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar