REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/507/2025

Suraj Prasad & ors. …...Complainant

Vs

M/s Timeline Infratech Pvt. Ltd. …..Respondent

Project: Indra Residency

Present: For Complainant: Mr. Kishore Kunal, Advocate
For Respondent: Mr. Akash Deep, Advocate

21/07/2026 **PROCEEDING**

Hearing taken up. Mr. Kishore Kunal, learned counsel for the complainants is present. Mr. Akash Deep, learned counsel for the respondent is also present.

Learned counsel for the complainants submits that he has filed this case on behalf of four complainants. However, despite the direction given by the court during the hearing held on 17.04.2026, the remaining court fees pertaining to three other complainants is yet to be deposited by the complainant. Learned counsel for the complainants assures to deposit the court fees.

Learned counsel for the complainants further submits that they had entered into a development agreement with the complainants, who are the landowners but in all there were six landowners, namely, Sukhdeo Prasad, Suraj Prasad, Binod Prasad, Rajesh Prasad, Rajiv Kumar and Raj Kumar @ Raju Kumar, all of whom are own brothers. Here barring Binod Prasad and Sukhdeo Prasad all other four brother have filed this complaint. He also submits that as per the development agreement, 10% of the total share pertaining to the development was to be handed over to the landowners concerned which is outlined in para-6 of the development agreement. Learned counsel for the complainants further submits that since the share could not be translated into quantified units/ flats, hence it was decided that the respondent should give respective shares to the landowners concerned in form of cash. When enquired as to what was the total amount which was agreed upon to be paid by the respondent to the landowners concerned, learned counsel for the complainants could not give a proper reply to the same. He assures the Bench to provide the exact detail of the total amount to be given to all the landowners concerned and also individual amount to be given to each landowner.

Learned counsel for the respondent when enquired as to what is the actual point of dispute, he expresses his ignorance saying that he has not been supplied proper details of the complaint petition by the complainant concerned.

This is the 6th date of hearing and expressing his unawareness about the fact of the case reflects badly on the learned counsel for the respondent. Learned counsel for the respondent submits that he is only present on the last three dates

and on previous three dates there were some other Advocates, who have not filed their appearance on behalf of the respondent. It is expected that both the learned counsels get in touch with each other and share details so that none of the learned counsel expressed his ignorance about the facts of the case on the next date of hearing.

It goes without fail that the learned counsel for the complainants will hand over a copy of the complaint petition to the learned counsel for the respondent, who shall file a written reply to the same on the next date of hearing.

Put up this case on 12.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar