REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mr. Ved Prakash,
Special Presiding Officer

Exe. Case No. 13/2025, 282/2024
RERA/CC/472/2022, 473/2022

Ram Pravesh Gupta and Prashant Bharti ….Executant(s)

Vs.

M/s Swastika Mangal Developers Pvt. Ltd. ….Respondent

PROJECT- KRISHNA ENCLAVE

For the Executant: Mr. Praveen Kumar, Advocate
For the Respondent : Mr. Sharad Shekhar, Advocate
Mr. Amit Singh, Advocate

21.07.2026 **PROCEEDING**

Learned counsel Mr. Praveen Kumar on behalf of executants and learned counsel Mr. Sharad Shekhar on behalf of land owner namely Smt. Krishna S. Sharma and learned counsel Mr. Amit Singh on behalf of respondent No. 2 are present but respondent No. 1, Director of respondent company is absent.

Learned counsel for respondent land owner No. 3 submits that land owner Smt. Krishna S. Sharma is dead but her heirs have still not contacted him for substitution.

On other hand, learned counsel for the executants submits that the respondent APSMASS has to allot the share in such a way that flat No. 104 of the project is allotted in the share of the land owner namely Smt. Krishna S. Sharma in light of order passed by the authority so that the execution may be done.

Considering submissions, the respondent No. 2 is directed to file share division as well as development agreement for compliance of the order passed by the Hon'ble Authority and also file sale deed executed by the respondent No. 2 in favour of the prospective buyer.

Put up on 24.08.2026 for further hearing.

Sd/-

(Ved Prakash)

Special Presiding Officer