**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**Exe. Case No. 304/2022, 305/2022, 306/2022, 307/2022**

**RERA/CC/815/2021, 816/2021, 817/2021, 818/2021**

**Bijendra Singh/ Ashok Kumar/ Nikhil Pandey/ Navin Kumar Shrivastava**

**…...Complainants/ Executants**

**Vs**

**M/s Jascon Enterbuild Ltd. …..Respondent**

**Project: Jascon Nayak Residency**

**Present: For Complainant: Mr. Deepak Kumar, Advocate**
**For Respondent: Mr. Amarkesh Kumar, Manager**

**21/08/2026** **PROCEEDING**

Hearing taken up. Mr. Deepak Kumar, learned counsel for the complainants/ executants is present. Mr. Amarkesh, the Manager of the respondent company is also present.

Learned counsel for the complainants submits that till date no progress has been made from the last date of hearing onwards and the parking is yet to be allocated to the complainants. He also submits that a driveway is required to be completed and the sale deed has not been executed as yet. He, therefore, requests for strict penal action against the respondent for the same. When enquired learned counsel for the complainants submits that they are in possession of the booked flat but because of lack of basic amenities they are unable to reside in the same.

Mr. Amarkesh Kumar, the Manager of the respondent company, submits that the demarcation/ delineation of the parking space for all the flats shall be done tomorrow and accordingly, the number corresponding to the flat number of the allottees shall be painted on the site, which will be done in a day or two. He also submits that he is aware that the driveway requires soling work to be done for which the respondent requires money from the residents out of the remaining amount which is left to be paid to the respondent.

The representative of the respondent company is directed to calculate the amount required for soling work and other necessary works like painting on the walls etc. and distribute it among the allottees so that the exact amount pertaining to each allottee is known. The complainant along with other allottees are directed to make payment of the said amount to the respondent for completing the remaining work out of the amount kept with the complainants and other allottees.

Learned counsel for the complainants submits that the complainants are ready to pay the amount required for the above said rectification work. He also submits that the respondent is demanding 5% amount as GST without any letter to this effect. The representative of the respondent company is directed to get a written order from the State Tax Department as to what is the actual amount required to be deposited as GST and to be paid by the respective allottee in this regard so that the same be given as a demand note to the concerned complainant. The respondent is also directed to fix a date for registration of the said property after mutual consultation with the complainants and other allottees so that all the allottees including the complainants come prepared with the draft pertaining to the remaining amount to be paid along with a draft pertaining to GST, if any, and accordingly, the registration in favour of the complainants after receipt of the said Bank draft by the respondent be done in favour of the complainant.

It is made clear that the registration shall only be done after proper delineation of parking space and the rectification of the driveway so that the complainants do not have any grievance left for redressal. It is expected that the entire work including the rectification and registration shall be completed within a period of two months from today.

Put up these cases on 23.10.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner.
RERA, Bihar