REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/456/2025

Lalit Kumar ……Complainant

Vs

M/s Elevation Solutions Pvt. Ltd. ……Respondent

Project: Pushupati Lila Enclave

Present: For Complainant: Mr. Sumit Kumar, Advocate
For Respondent: Mr. Abhinay Priyadarshi, Advocate

28/07/2026 **PROCEEDING**

Hearing taken up. Mr. Sumit Kumar, learned counsel for the complainant is present. Mr. Abhinay Priyadarshi, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that though the respondent had submitted before this Bench on the previous date of hearing held on 04.06.2026 that after vacation of the stay order by the Civil Court, he has started the construction of the project which was stalled for that reason. Learned counsel despite agreeing to the fact that the registration of the project has been extended and the respondent is free to continue with the construction, he has concrete information regarding the respondent selling the units of the said project to different people. He further submits that he has no objection in selling the units of the said project but he has an apprehension that without disclosing the share of the landowner, the units are being sold and this creates a probability that the units pertaining to the complainant as a landowner are also being sold by the respondent. He, therefore, prays for a direction to the respondent to hold the bookings till the period the share of the complainant as a landowner is disclosed by the respondent with the consent of the landowner so that the landowner is assured of the fact that his share is intact. He also requests for a restriction to be imposed on the sale of the units of the project till the share distribution disclosing the exact share of the landowner is not decided by the promoter.

Learned counsel for the respondent submits that he is always ready to give due share of the complainant as per share agreement and he assures this Bench to do the same within a very short period. He requests that the restriction on the same should not be imposed as he will be furnishing the details of share distribution on the next date of hearing.

Considering the submission of both the complainant and the respondent, the respondent is directed to prepare a share distribution affidavit with the consent of the landowner and submit a copy of the same to this Bench before the next date of hearing, failing which this Bench shall be constrained to impose a restriction on the sale of any of the units of the flat.

Put up this case on 15.09.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar