REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Inquiry Commissioner, Sri Sanjaya Kumar Singh, RERA, Bihar

RERA/CC/54/2026

Asharfi Lal Yadav ……Complainant

Vs

M/s Adorn Construction Pvt. Ltd. ……Respondent

Project: R B Tower

Present: For Complainant: Mr. Ishtiyaque Hussain, Advocate
For Respondent: Mr. Amit Singh, Advocate

24/09/2026 **PROCEEDING**

Hearing taken up. Mr. Ishtiyaque Hussain, learned counsel for the complainant is present. Mr. Amit Singh, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that the possession of the flat and the share distribution has not been supplied to him as a landowner and he, therefore, requests for a direction to the respondent to supply the same to him and also to obtain a completion certificate from the competent authority as the landowner concerned is deprived of his basic share in absence of the same.

Learned counsel for the respondent points to a detailed counter reply filed on his behalf before this court on 12.08.2026 and stresses on each and every annexure annexed therewith. He submits that a mere perusal of the different annexures makes it clear that the share distribution agreement was executed ten years before, way back in February, 2016. He also submits that an application for getting the Occupancy Certificate from the competent authority has been filed before the competent authority annexing the Completion Certificate and the same is pending before the competent authority for issuance the said occupancy certificate. He also points to an annexure annexed with his reply regarding absolute sale deed executed between one of the complainant Asharfi Lal Yadav and another person Anushka Raj, which is contradiction with the statement made by the complainant therein that he along with all his other co-landowners are not in possession of distributed share as per the Share Distribution Agreement executed thereby. The fact is that the present sale deed executed in favour of the buyer Anshuka Raj is a clear manifestation that all the complainants are in possession of their respective shares. He also submits that the copies of the electricity bills annexed with his counter reply, which are in the name of all the different landowners, make it further clear that they have been in possession of their respective shares for a period of more than two years. He, therefore, prays for the present case to be closed as it is devoid of merit.

Learned counsel for the complainant submits that he is not in receipt of any Share Distribution Agreement and he is also not in knowledge of the fact that any Completion Certificate has been prepared and submitted before the competent authority.

Hearing the submissions and perusing the record, the Bench observes that the points referred to in the complaint petition have already been taken care of by the respondent and therefore, prima facie it does not bear any merit. However, as a last indulgence, an opportunity is given to the complainant to file a written notes of argument within 15 days from today mentioning therein about

any valid point left behind which needs adjudication by this Bench, failing which the Bench shall take a final decision and pass a final order in this matter.

Order is reserved.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar