

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/294/2024

Ajaz Shoaib Hussain & Arbaaz Shoaib HashmiComplainant

Vs

M/s Honest Builders & Developers Pvt. Ltd.Respondent

Project: Hashmi Residency

Present: For Complainant: Mr. Helal Ahmad, Advocate

For Respondent: Mr. Ashar Akhtar, Advocate

10/03/2026

INTERIM ORDER

In compliance of the order dated 10.02.2026 both the complainant as well as the respondent have submitted their written notes of argument.

Perused the written notes of argument submitted by both the parties. The complainant in his notes of argument has alleged that the respondent has unauthorisedly and illegally constructed 4th floor in the impugned project 'Hashmi Residency' without taking proper approval for the same by the competent authority i.e. Patna Municipal Corporation, who vide its sanction order dated 31.10.2018 had allowed only B+G+3. The complainant has further submitted in his notes of argument that some of the flats on 3rd floor and the ground floor have been unauthorisedly constructed against the approval/sanction granted by the competent authority.

The respondent in his written notes of argument has submitted that the complainant has illegally encroached the parking spaces allotted to him and has also forcibly possessed the parking space allotted to other allottees for running a Gymnasium which is a commercial establishment and thus, liable for penal action for the same.

The Compliance Wing is directed to examine the registration certificate along with the sanctioned map of the impugned project named Hashmi Residency and submit a verification report regarding veracity of the allegations put forth by both the complainant as well as the respondent. The verification report should specifically mention as to how many flats were to be constructed floor-wise in the impugned project. The Compliance Wing is directed to examine and submit their verification report within a period of seven days from today, after which final decision shall be taken in this respect.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar