REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/539/2024

Umesh Sharma …...Complainant

Vs

M/s Rabloon Construction …..Respondent

Project: Rebloon Regency or Rebloon Galaxy

Present: For Complainant: Mr. Punit Kumar, Advocate
For Respondent: Mr. Mukesh Kumar, Advocate

14/07/2026 **PROCEEDING**

Hearing taken up. Mr. Punit Kumar, learned counsel for the complainant is present. Mr. Mukesh Kumar, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that as per the development agreement 36% of the share was to be given to the landowner and 64% was to be retained by the respondent promoter. The respondent did not prepare a share agreement wherein the number of flats to be handed over to the landowner was not disclosed as per the mutual agreement between both the parties. However, as per the development agreement, the flats, which have been given to the complainant, are less than 36% of the total area pertaining to the said project land on a proportionate basis. He, therefore, requests for a direction to the respondent to compensate for the loss which has been inflicted upon the complainant by the respondent. Learned counsel for the complainant requests for some time to be given to him for filing further documents in his favour.

Learned counsel for the respondent submits that he was directed during the hearing to submit the relevant documents but owing to non-availability of his client, he could not do the same and he, therefore, requests for further time to be given to him.

The respondent is directed to specifically mention as to how many flats have been constructed in all, in the present project. He is also directed to give the details (area wise) of each of the flat and also details of the flat handed over to the promoter. Accordingly the area pertaining to each of the flat which has been kept with the respondent and which has been handed over to the complainant is also required to be mentioned explicitly in the details to be given by the respondent.

Both the complainant and the respondent are directed to furnish written notes of argument on their behalf along with all the relevant documents in their favour for proper appreciation by this court for taking a final decision in this matter.

Put up this case on 05.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar