

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/119/2025

Shankar Sharma

.....Complainant

Vs

M/s Asmi Realtors Pvt. Ltd.

.....Respondent

Project: Satish Enclave

Present: For Complainant: Mr. Sumit Kumar, Advocate

For Respondent: None

12/11/2025

PROCEEDING

Hearing taken up. Mr. Sumit Kumar, learned counsel for the complainant is present but the respondent is absent.

Learned counsel for the complainant submits that a development agreement was executed between him and Mr. Abhishek Kumar, the Director of the respondent company. He further submits that the said impugned project has not been completed in the time period as laid in the development agreement. He further submits that the development agreement explicitly contains the share percentage along with the nomenclature of the flats to be handed over to the complainant as a landowner. He further submits that the project has just been completed but the process has not been initiated for registration, thus committing a violation of Section 3 of the RERA Act as the respondent is in the process of booking the flat and selling it to different consumers.. He prays for a direction to the respondent for handing over the said outlined share of the flats as mentioned in the development agreement and also requests for initiating action against the respondent for contravention of Section 3 of the RERA Act.

Registration Wing of the Authority is instructed to verify whether the project in the name of 'Satish Enclave' being constructed by the promoter M/s Asmi Realtors Pvt. Ltd., has been registered with RERA or not and further to verify that in case the same has not been registered, whether any action for Section 3 violation has been initiated against the said promoter or not.

Issue notice to the respondent to appear in person or through an authorised representative and furnish the relevant documents in favour of his case.

Put up this case on 23.12.2025 for further hearing.

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