

REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF SPECIAL PRESIDING OFFICER, RERA, BIHAR

RERA/CC/54/2026

Asharfi Lal Yadav

....Complainant

Vs

Adorn Construction and Infrastructure Pvt. Ltd.

.....Respondent

Project: R.B. TOWER

Present:For the Complainant: Mr. Ishtiyaque Hussain,Advocate

For the Respondent: Mr.Amit Singh, Advocate

03.08.2026

INTERIM ORDER

Heard Mr. Ishtiyaque Hussain, learned counsel appearing on behalf of the complainant and Mr. Amit Singh, learned counsel appearing on behalf of the respondent on the prayer for grant of interim relief.

Learned counsel for the complainant has prayed that pending final decision of this case, an interim relief may be granted by directing the respondent not to execute sale deed of any flat of the project, namely, “R.B. Tower” to any other person/entity or create any third party right over the same.

Learned counsel for the respondent has opposed the prayer and submitted that since the complainant himself is a co-promoter, he cannot seek such relief as he does not come within the purview of the allottee.

On a bare reading of Regulation 6 of the Bihar Real Estate Regulatory Authority (General) Regulations, 2021, it is clear that the landowner is to be treated as promoter or allottee, depending upon the facts and circumstances of the complaint. In the present case, the complainant is showing himself as an allottee as his share is involved in the project concerned.

So considering the aforesaid facts and circumstances, the respondent is directed not to execute sale deed of any flat/unit of the project namely, “R.B.

Tower” to any other person/entity or create any third party right over the same, till next date fixed in the case.

The I.G., Registration, Bihar, Patna is requested to ensure issuing direction to the concerned Sub-Registrar for compliance with the direction given herein above.

Put up this record on 12.08.2026 for further hearing.

Sd/-

(Vinod Kumar Tiwari)
Special Presiding Officer,
RERA, Bihar