

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Bench of Hon'ble Member Mrs. Nupur Banerjee &**  
**Hon'ble Member Mr. S.D. Jha, RERA, Bihar,**  
RERA/CC/1031/2021  
Gopal Prasad Singh .....Complainant  
Vs.  
M/s Jascon Interbuild Pvt. Ltd. ...Respondent  
For the Complainant: Mr. Jai Ram Singh, Advocate  
For the Respondent: Mr. Punit Kumar, Advocate  
**Project: NARESH CHANDRA JASCON GALAXY MALL**

**ORDER**

23.2.2023 Hearing taken up. Mr. Jai Ram Singh, Advocate, appears for the complainant and Mr. Punit Kumar, Advocate, appears for the respondent.

Learned counsel for the complainant submits that the complainant has come before the Authority only with three prayers namely (i) to complete the project as early as possible (ii) to provide occupancy and completion certificate as early as possible & (iii) to provide time schedule of completion of the project.

Learned counsel for the respondent submits that the respondent – company is ready to complete the project as early as possible preferably within a year from the date of obtaining the approval of revalidation of map of the project and disposal of the title suit pending before the Civil Court over the project. He further submits that only name of those Directors, namely, Sri Dharmendra Kumar Dhiraj, Sri Pankaj Kumar Singh and Sri Shashi Kant, who were in position at the relevant time, may be treated to be the Directors of the company for all the purposes. The request is acceded to.

Learned counsels for both the parties agree to the submission of each other.

Accordingly, the Authority directs the complainant and the respondent to cooperate each other in getting the title suit pending before the Civil Court over the project decided as earlier as possible and the respondent is directed to start the work of the project as soon as the title suit is decided and approval of revalidation of the map is obtained. The respondent's counsel submitted that the respondent will take one year to complete the project after disposal of the title suit and obtaining the approved map.

As regards payment of penalty, it is submitted by learned counsel for the respondent that he is going to file an Appeal against the order imposing penalty within three days and would also file a copy to this office.

The office is directed to send a copy of this order to the Legal Cell to monitor payment of penalty by the respondent and take appropriate action accordingly.

With the aforesaid observations and directions, this case is disposed of.

Sd/-  
**S.D. Jha**  
**Member**

Sd/-  
**Nupur Banerjee**  
**Member**