

**REAL ESTATE REGULATORY AUTHORITY (RERA),  
BIHAR  
Before the Single Bench of Mr. Naveen Verma, Chairman**

**Case No. RERA/CC/336/2019**

**Rajnish Kumar & Mrs. Jyoti Kumari.....Complainant  
Vs.  
M/s Vision Land Pvt. Ltd.....Respondent**

**Project: - Vision Polaris**

**Interim Order**

**12.08.2022**

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**02/09/2022**

The matter was last heard on 28.06.2022.

The case of the complainants is that they purchased flat no. A/204 in the project Vision Polaris for which registered agreement for sale was executed on 16.06.2012, but the respondent has not yet completed the project as promised with all amenities. The complainant has paid Rs. 11,25,000/- out of the total consideration of Rs. 31,21,000/- and they are ready to pay the remaining consideration at the time of possession. He has prayed for possession.

The complainant has placed on record a copy of registered agreement for sale, allotment letter, demand letter of service tax, demand letter, money receipts for Rs. 11,41,094 and bank loan detail.

Perused the records. No reply has been filed by the respondent.

On the last date of hearing both the parties were present.

The Bench notes the complainant has filed written submission on 08/08/2022. The Bench directs the complainant to serve a copy of written submission to the respondent within 2 days and the respondent is directed to file reply of the written submission, if any ,before the next date of hearing.

The Bench recalls that the learned counsel for the respondent was present in another complaint case against the respondent for the same project. The learned counsel submitted that the respondent will start the construction as soon as the complainant starts to pay the remaining consideration amount. The learned counsel for the promoter further submitted that if the ban on selling unsold flats is lifted, they would be able to complete the project.

The Bench directs the respondent to file on oath stating therein the construction schedule of the project and certificate from C.A. and architect for the amount released against the consideration paid by the allottees and the detail of amount spent on the project within 2 weeks with a copy to complainant. The Bench further directs the respondent to submit an application for lifting the ban on sale of unsold apartments and issue demand letter to the complainant for the remaining consideration amount.

The Bench notes that a show cause notice dated 25-07-2022 was issued to the respondent to

upload the Quarterly Progress Report in accordance with section 11 of RERA Act, 2016 and a notice dated 12/07/2022 was also issued to pay the penalty. The Bench directs the respondent to comply with both the notices before the next date of hearing.

**Inform both the parties** accordingly and send a copy of interim order to both the parties.

**Put up for hearing on 26.9.2022.**

Sd/-

**Naveen Verma**  
**(Chairman)**