

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mr.Ved Prakash,
Special Presiding Officer

Exe. Case no. 400/2024, 403/2024
RERA/CC/729/2021, 728/2021

Sunil Kumar, Ashok Kumar Pal ...Executants(s)
Vs.
M/s R.R. Builders Pvt. Ltd. ...Respondent (s)

PROJECT- Sanchar Nagar

For the Executant : Mr. Sumit Kumar (Adv.)
For the respondent : Mr. Parth Gaurav (Adv.)

14.10.2025

PROCEEDING

Later on:- A letter dated 27.09.2025 through memo no. 636/2025 is received from the Sub-Registrar, Danapur, Patna seeking guidance with respect to registration of flat no. 601 in Block -9 of the project, Sanchar Nagar.

Learned Sub-Registrar, Danapur has submitted that one Shri Vivek Kumar has presented sale deed for registration of flat no. 601 in Block -9 of the project, Sanchar Nagar on the ground of re-sale. The respective flat owner submitting a petition attached with the letter of Sub-Registrar has submitted that he has already purchased the flat no. 601 in Block -9 of the project and there is no stay on sale. Hence, after verification, the sale deed of flat may be registered. Learned Sub-Registrar has attached the letter of seller of Shri Vivek Kumar along with draft of re-sale of flat, which are kept on record.

From the contents of petition of seller, Shri Vivek Kumar in favour of Ms. Rashmi Singh, it appears that Shri Vivek Kumar had already purchased the said flat no. 601 in Block -9 of the project through sale deed no. 18255 dated 10.12.2022, hence, naturally, the present deed is presented by Shri Vivek Kumar before the learned Sub-Registrar, Danapur for re-sale of the said flat.

In my view, since Shri Vivek Kumar is the owner and occupant of the concerned flat, he may be allowed to sell the said flat to new purchaser, Ms.

Rashmi Singh/anyone as the stay on sale of flats of the project, Sanchar Nagar is imposed on 26.08.2028 with respect to the flats/other new flats being sold by promoter/his representative in favour of prospective buyer. Hence, the present matter does not come under the purview of the stay order dated 26.08.2025. Accordingly, the learned sub-Registrar, Danapur is permitted to register the sale deed on presentation by the concerned flat owner, Shri Vivek Kumar.

Let this order be communicated to the Sub-Registrar, Danapur for needful.

Sd/-
(Ved Prakash)
Special Presiding Officer