



REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Hon'ble Chairman, Mr. Vivek Kumar Singh

RERA/Exe./254/2024

RERA/CC/193/2023

Mr. Deepak Kumar

.... Complainant

Vs

M/s Narayan Real Tech Pvt. Ltd.

.....Respondent

Project: -Vishnudev Palace (NRT Homes)

CORRIGENDUM TO ORDER DATED 22-05-2025

27.05.2025 Order in this matter was passed on 22-05-2025. Perused the records. It appears that due to typographical error paragraph no. 9,10,11 and 12 has been mentioned inadvertently.

The above mentioned paragraph is being deleted and would be read as following :-

8.1.The Authority observes that it increase imagines on both sides owing to such an inefficient to manner of development of the project. With deliberate intention of not adhering to the time line of project period and compliance of the provisions of the Act, Rules and Regulations by respondent-promoter, the project as on date falls under stalled project category and is a lapsed one. In such a scenario, taking the interest of homebuyers into account, the Authority is left with only one option to proceed with Section 8 of the RERA Act, 2016 has been is framed with an intent to complete the stalled/lapsed project in consultation with the appropriate Government. State Government is empowered to take such action as it may deem fit including carrying out of the remaining

development works by competent authority or by the association of allottees or in any other manner, as may be determined by the State Government. In view of the facts and circumstances stated as above and to comply the above said order, the Authority is referring this to government for consultation as provided under Section 8 of the RERA Act, 2016 appropriate action to protect the rights and interest of the complainant for taking.

8.2. The Authority further directs that in order to recover the penalty amount, a certificate of Public Demand Recovery be issued under Section 40(1) of the RERA Act, 2016, read with Rule 25 of the Bihar Real Estate (Regulation and Development) Rules, 2017, and Section 4/5 of the Bihar and Orissa Public Demand Recovery Act, 1914.

Sd/-
Vivek Kumar Singh
Chairman