

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Special Presiding Officer

Mr. Ved Prakash, RERA, Bihar

RERA/Pro/ Reg-1167/2020

Authorized Representative of RERA Complainant

Vs

M/s Maitreyee Mahaniram LLP

....Respondent

Project: Basudev Maitreyee Palace

For the Complainant/s : Shri Ankit Kumar, Legal representative

For the Respondent/s : Shri Sumit Kumar, Adv.

05/06/2025

PROCEEDING

Shri Ankit Kumar, learned Legal Representative on behalf of the Authority/ complainant and learned counsel Shri Sumit Kumar on behalf of the respondent/Landowner are present but the respondent promoter is absent.

Learned counsel for the respondent landowner by filing a petition submits that the learned ACJM- 1st, Patna on 08.01.2024 has taken cognizance against the respondent/ promoter and partners in Complaint Case No. 4646/2023. He further submits that the respondent/ promoter by creating false and fabricated signature on share distribution agreement and map got the project registered with RERA. Further the landowner has also filed a complaint case vide RERA/CC/49/2023 before the Authority, which is pending before the Bench of Hon'ble Authority for final decision. He further submits that the said project has become lapsed and the promoter has not applied for extension of the validity of the registration, hence the promoter may be restrained from executing any type of conveyance deed in favour of any prospective buyer/ allottee.

Learned Legal Representative submits that since the project is lapsed, an appropriate order may be passed into the matter.

Considering the submission as well as going through the record it appears that on previous date the learned counsel on behalf of the respondent/

promoter had appeared without vakalatnama but today he is absent. Though, the project is lapsed one and the promoter has no right to develop the project and execute conveyance deed in incomplete project, but since the promoter/ his learned counsel is today absent, hence it will be reasonable to pass order after providing reasonable opportunity to the promoter/ respondent.

Put up on 12.06.2025 for further hearing.

Sd/-
(Ved Prakash)
Special Presiding Officer
RERA, Bihar