

**REAL ESTATE REGULATORY AUTHORITY, BIHAR,**

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer

RERA/CC/279/2023

Dr. Haroon Rashid .... Complainant

Vs.

M/s Makan Planners & Developers Pvt. Ltd. ....Respondent

**PROJECT: H.B. TOWER**

For the Complainant: Mr. Sumit Kumar, Advocate

For the Respondents: None

**09.06.2025**

**PROCEEDING**

Learned counsel Mr. Sumit Kumar on behalf of the complainant is present but the respondent is absent.

2. Learned counsel for the complainant by filing a petition submits that the complainant booked Flat no.302 having area of 1500 sq. ft. in Block – D of the project “ H.B. Tower” and the respondent is making construction of the building without map being approved by the PMAA and as such the Superintending Engineer , PMAA, has stayed the construction work of the building vide letter no. 472 dated 09.04.2025. He further submits that though the project H.B Tower for Blocks- A, B & C were registered with the Authority but Block – D of the project is not registered with the Authority but the construction work without approval of the map is going on. He further submits that due to non-registration of Block – D of the project H.B Tower a *suo motu* case 524/2022 has been initiated by the Hon’ble Authority and the said case is pending before the Adjudicating Officer, RERA, for inquiry. He further submits that though the project is lapsed one and Block – D of the project is not registered with the Authority but the respondent like other flats is adamant to sell the flats of Block – D of the project to some prospective buyers. Hence, the sale of Flat no.302 of the project in Block – D allotted to the complainant Dr. Haroon Rashid may be

/2/

stayed, otherwise respondent – promoter may sell the same to some other person.

3. Considering the submission as well as going through the record, it appears that the registration with respect to the project H.B Tower was issued on 11.11.2020 by the Hon'ble Authority and registration was valid till 20.12.2021 and it is said that the said project was registered with respect to Blocks – A,B & C but now the respondent beyond registration of the project is developing also Block –D, wherein the complainant has also been allotted Flat no.302 having area of 1500 sq. ft. on consideration amount of Rs.25,00,000/- and the complainant has paid total consideration amount to the respondent which is evident from Schedule -4 of the Agreement For Sale dated 13.12.2016 and as such the respondent, as alleged, may sell the said flat to some other person as he is making construction without approval of the map from the Authority. In such facts and circumstances, registration of Sale Deed of Flat no.302 in Block – D of the project is stayed till further order of this Bench/Authority.

4. The Registrar, Patna and Sub-Registrar, Danapur are directed not to register Flat no.302 on presentation of Sale Deed by the respondent – promoter/his representative for registration of Sale Deed in favour of any prospective buyer.

5. Office is directed to send a letter to the I.G. Registration, Govt. of Bihar, Patna, for issuing necessary direction to Registrar, Patna and Sub-Registrar, Danapur, not to register Flat no.302 in Block - D of the project H.B Tower of M/s Makan Planners & Developers Pvt. Ltd. till further order.

Put up on 30.07.2025 for appearance of the respondent and further hearing.

**Sd/-**

**(Ved Prakash)**

Special Presiding Officer, RERA, Bihar.