**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Inquiry Commissioner, Sri Sanjaya Kumar Singh, RERA, Bihar**

**RERA/CC/36/2026**

**Kamlesh Kumar Singh ……Complainant**

**Vs**

**M/s Maa Vindhyavasani Developers ……Respondent**

**Project: Rainbow Residency**

**Present: For Complainant: Mr. Punit Kumar, Advocate**
**For Respondent: None**

**06/10/2026** **PROCEEDING**

Hearing taken up. Mr. Punit Kumar, learned counsel for the complainant is present. The respondent is absent.

Learned counsel for the complainant submits that this project has deliberately been kept pending and till date it has not been completed and many basic amenities including lift etc. are yet to be made functional in the said project. He also submits that during the earlier hearing held on 21.07.2026 a clear instruction was given to the respondent not only to form an Association of Allottees but also to get the transformer delivered in the premises and accordingly, pay for the logistics in the Bank account of the Association of Allottees after which the same shall be taken care of by the members of the Association of Allottees but the respondent in utter disobedience of the said order has not taken any steps towards compliance of the same. Learned counsel for the complainant also submits that the respondent is in a regular habit of blaming the landowner Maya Kumari in this matter but in the Reat Appeal No. 35/2023 the learned Appellate Tribunal vide its order dated 04.08.2023 had observed that the promoter had given an undertaking that the construction of the project would be completed within eight months and subsequently, the possession would be handed over to the appellant who is the landowner but till date no action has been taken. In the said order, the Appellate Tribunal had directed the Authority to redress the grievance of the appellant in accordance with law but it has not been complied with by the respondent. He, therefore, requests for a strict direction to the respondent to comply with the order dated 21.07.2026 and also the order dated 04.08.2023 given by the learned Appellate Tribunal in Reat Appeal No. 35/2023. Learned counsel for the complainant further submits that this Bench has been pleased to impose a complete ban on further sale of any of the units of the impugned project unless the basic amenities to the satisfaction of the complainant is installed and made functional. The said ban was imposed vide interim order dated 18.06.2026 but as per his information the respondent is still involved in selling the flats of the said project. He therefore again requests for a direction to be sent to the concerned officials of the Registration Department for implementing the direction as given vide order dated 18.06.2026.

On perusal of the interim order dated 18.06.2026 the Bench observes that a ban has been imposed on further sale of all the remaining units of the said project. The Bench again reiterates its earlier direction and maintains a complete ban to be kept in vogue till further orders.

I.G., Registration is requested to issue necessary direction to the Sub Registrar concerned for ensuring compliance of the directions given hereinabove.

Office is directed to take necessary action as per the directions given hereinabove.

Put up this case on 02.12.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar