REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/524/2024

Meeta Verma …...Complainant

Vs

M/s Narayan Realtech Construction Pvt. Ltd. ……Respondent

Project: Vishnudev Palace

Present: For Complainant: Mr. Ankit Kumar, Advocate
For Respondent: None

07/10/2026 **PROCEEDING**

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

Learned counsel for the complainant reiterates his statement made during the earlier hearing held in the month of January, 2016 and March, 2026, wherein he had submitted that despite having made 85% payment of the total consideration amount, the respondent did not take any action regarding either handing over of the possession of the booked flat in favour of the complainant or making any demand note for extra payment to the complainant. He submits that in such a case, it appears that the respondent has some malafide intention and he is not at all willing to handover the possession of the said flat despite the project being completed. He also submits that during the pendency of the matter on one side the respondent is not appearing before this Bench and on the other side he is busy in selling different units of the said project. The recalcitrant attitude of the respondent is visible from the very act of his when despite publication in the newspaper he has preferred to abstain from the proceeding of the court. Learned counsel for the complainant, therefore, requests for a complete ban on the entire remaining flats of the said project which have not been registered till date.

On perusal of the material available on record, the Bench observes that this is the 7th hearing being conducted by this Bench apart from the earlier hearing which was conducted by the learned Special Presiding Officer Sri Vinod Kumar Tiwari but on none of the hearings the respondent was present. This clearly shows his total negligent attitude towards the proceedings of the present case.

The Bench, therefore, deems it appropriate to consider the request of the complainant for imposing a complete restriction on sale of the entire units of the project ‘Vishnudev Palace’. The Bench, hereby, imposes a complete ban on sale of all the remaining flats/ units/ part thereof which have not been registered till date.

I.G., Registration is requested to issue necessary directions to the Sub Registrar Concerned for taking necessary action at his end for ensuring compliance of the above directions.

Put up this case on 08.12.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar