REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer,

RERA/CC/150/2025

Jai Prakash Singh ……Complainant(s)

Vs

M/s Maa Tara Construction Developers Pvt. Ltd. ……Respondent

PROJECT: MAA TARA CITY A B

For the Complainant: Mr. Bishwash Vijeta, Advocate

For the Respondent: None

10.08.2026 **PROCEEDING**

Learned Counsel Sri Bishwash Vijeta on behalf of complainant is present, but respondent is absent.

Learned Counsel for complainant submits that the respondent promoter has got registration of the project Maa Tara City A B by including Plot No.355 in Village- Abhimanyu Nagar, Rupas Pur Nahar, Jalalpur, Block- Danapur, Mauza- Jalalpur, District- Patna, along with Plot Nos. 354, 339/685 and the promoter has also included said Plot No. 355 in application for registration of the project before the Authority and consequently, RC was issued in spite of the fact Plot No. 355 does not find place in development agreement dated 20.12.2011 executed between land owners Surendra Singh, Shishupal Singh, Rinku Singh, Pinku Singh, and Director Smt. Guddi Kumari of the respondent company.

He further submits that the complainant has already issued notice dated 26.08.2024 to the land owners and respondent promoter etc., but they didn't take care of. However, the name of complainant Jai Prakash Singh find place in current rent receipt with respect to the Khata Nos. 74, 188, 201, Plot Nos. 355, 660, 288, 295, 289, 292, area 1 acre 7 decimal. Hence, the respondent may be restrained to execute agreement for sale / sale deed and conveyance deed with respect to the Plot No. 355 included in RC issued with respect to the project Maa Tara City A B.

Considering submission and going through the record, it appears that RERA registration with respect to the project Maa Tara City A B was issued by the Authority with respect to the Plot No. 354, 355, 339/685 situated at Abhimanyu Nagar, Rupas Pur Nahar, Jalalpur, Block- Danapur, Mauza- Jalalpur, District- Patna. The development agreement dated 20.12.2011 executed between the land owners Sri Surendra Singh and others versus respondent company shows that Plot No.355 is not included with other plots, 339/685, Khata No. 180, situated in Mauza Abhimanyu Nagar, Rupas Pur Nahar, Jalalpur, Thana- Danapur (present Rukanpura), District- Patna. The rent receipt is also issued in the name of complainant, wherein Plot No. 355 find place along with others. The respondent did not reply the notice dated 26.08.2024 issued by the learned counsel of the complainant.

In such view of the matter, it appears that the land owner Surendra Singh and others have no title with respect to the Plot No. 355 of the project land and in case of execution of any agreement for sale / sale deed, it may create multiplicity of dispute and physical, mental harassment to the complainant.

The Bench further notes that there is prima facie case and balance of convenience in favour of the complainant. Hence, Bench has no option but to stay the execution of conveyance deed in favour of any prospective buyer by the

respondent promoter / land owner. Accordingly, the respondent promoter / his representative / land owner is restrained to execute agreement for sale, sale deed / conveyance deed in favour of prospective buyer till further order of the Bench / Authority.

The Sub-Registrar Patna / Sub-Registrar Danapur are directed not to register any sale deed, agreement for sale / conveyance deed till further order of the Bench / Authority.

The order be communicated to the concerned officers through IG Registration, Bihar, Patna.

Put up on 16.09.2026 for appearance of respondent.

Sd/-

(Ved Prakash)

Special Presiding Officer