REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer

**Exe. Case No. 68/2025, 69/2025, 70/2025**

**RERA/CC/213/2023, 215/2023, 214/2023**

Savitri Devi, Krishna Kant Gupta, Shashi Bhushan Prasad ....Executant(s)

Vs.

M/s Nissaa Realtors Pvt. Ltd. ....Respondent

PROJECT - GHAR APNA, BLOCK – A, B, C AND D

For the Executant: Mr. Ranjan Kumar Srivastava, Advocate

For the Respondent : None

**21.09.2026** **PROCEEDING**

Learned counsel Mr. Ranjan Kumar Srivastava on behalf of executants is present but respondent is absent.

Learned counsel for executant submits that project is lapse one but the respondent is neither filing QPR nor making available the list of allottees. He further submits that executants are ready to deposit the remaining amount of consideration but neither the respondent is appearing nor making cooperation with the executants to receive the remaining consideration and execute Sale Deed and deliver possession of flat to the executants. Hence, the record may be sent to the Civil Court for passing order and delivery of possession to the executants.

Considering submission as well as on going through the record, it appears that project is lapse one so as per Section 8 of RERA Act the allottees have first right to carry out development works of the project but the executants are unable to furnish list of allottees and Respondent Promoter is also casual in appearance before the Bench. The record also shows that previously Mr. Bishwajeet Ganguly, learned counsel on behalf of respondent

was appearing without Vakalatnama but later on since 22.07.2025 he also left to attend the proceedings. Hence, Bench has no option except to pass order as per Section 8 of RERA Act for carrying out the project and delivery of possession to the executants.

Accordingly, call for report from the registration wing of Authority about QPR. Secondly, executants are directed to furnish the list of allottees. Thirdly, the allottees of the executants are directed to file an undertaking that they are ready to get completed the project with the help of Allottees Association and deposit the amount in the account thereof, if any as per Section 8 of RERA Act.

Issue reminder notice against the respondent with the direction that if they will fail to appear, coercive proceeding including imposition of penalty will be passed against them.

Put up on 13.10.2026 for appearance of the respondent.

Sd/-

**( Ved Prakash )**

Special Presiding Officer

RERA, Bihar