REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer,

Exe. Case No- 03/2026, 04/2026

RERA/CC/382/2024, 384/2024

Alok Suman, Suchita Kumari ……Executant(s)

Vs

M/s Soumyvinayak Construction Pvt. Ltd. ……Respondent

PROJECT: BHAGWAN SRI RAM COMPLEX

For the Complainant: Mr. Sharad Shekhar, Advocate

For the Respondent: Mr. Pankaj Prakash, Advocate

06.10.2026 **PROCEEDING**

Learned Counsel Mr. Sharad Shekhar on behalf of executants, and learned counsel Mr. Pankaj Prakash on behalf of respondent are present.

2. Learned Counsel for executants submit that the present project is lapsed one, and the respondent promoter has still not applied for extension of registration of the project and further, no QPR, including the photographs, are being uploaded on website of RERA allotted to the respondent. He further submits that the respondent has also not placed on record status of Flat No. 303 allotted to the executant; and while the executant is ready to make payment of remaining consideration to the respondent promoter if he is ready to deliver possession and execute sale deed in favour of the executant.

3. On the other hand, the learned counsel for respondent submits that the respondent is making effort to get extension of the project and complete at earliest.
4. Considering submission and going through the record, it appears that respondent has not taken active step towards the completion of the project, and as such the registration of the present project, “Bhagwan Sri Ram Complex”, expired, and the respondent has also not filed any revalidated map and application on the record to show that he is active in getting extension of the said project and also to carry out remaining development works at earliest.
5. In such facts and circumstances, both the directors, namely Pappu Kumar and Gopal Pandey, are directed to be physically remain present on next date; otherwise, penalty under Section 63 may be imposed for non-compliance of the order dated 08.10.2025 passed by learned SPO, RERA Bihar.

Put up on 09.11.2026 for further hearing.

Sd/-

(Ved Prakash)

Special Presiding Officer
RERA,Bihar