REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer,

Exe. Case No- 24/2026, 25/2026, 26/2026,

RERA/CC/347/2023, 345/2023, 346/2023,

Mr. Shekhar Kumar, Mr. Sanjay Kumar Mohanka, Mr. Poddar Mayur
……Executant(s)

Vs

M/s Utkarsh Starik Pvt. Ltd. ……Respondent

PROJECT: THE RESIDENCY CITY CENTRE, PATNA

For the Complainant: In Person

For the Respondent: Mr. Rakesh Kumar Samarendra, Advocate

06.10.2026 **PROCEEDING**

Executants and learned counsel Mr. Rakesh Kumar Samarendra on behalf of respondent are present.

2. Learned Counsel for respondent submits that the respondent have filed appeal before the Bihar Real Estate Appellate Tribunal against the orders passed by the Authority, which are still pending due to non-functional of Hon'ble BREAT. Hence, the present execution cases have to be stayed till the adjudication of concerned appeals pending before the Hon'ble BREAT.
3. Learned Counsel Mr. Vibhakar Tiwari is also present on behalf of intervenor, Vikramaditya Joshi and Sangeeta Joshi, under Order I, Rule 10, CPC, and he files a petition after supply of copy to the executant, Mr. Shekhar Kumar, and learned counsel for respondent. Keep it on record.

4. Executant Shekhar Kumar submits that he will file reply against the intervenor petition of the intervenor on next date.
5. All the executants submit that the respondent is adopting dilatory tactics and taking advantage of non-functioning of Hon'ble BREAT and not bringing stay order from the Hon'ble High Court; so, the respondent may be directed to comply the order passed by the Authority.
6. Considering submission, respondent is directed to file stay order from the Hon'ble High Court, in any, and executant Shekhar Kumar and respondent promoter is directed to file reply, if any, against the petition of intervenor.

Put up on 27.10.2026 for further hearing.

Sd/-

(Ved Prakash)

Special Presiding Officer
RERA,Bihar