REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mr. Ved Prakash,
Special Presiding Officer

RERA/CC/219/2023, 220/2023, 221/2023, 241/2023, 416/2024, 449/2024, 452/2024, 453/2024, 490/2024, 491/2024, 454/2024, 419/2024, 261/2024, 417/2024, 450/2024, 461/2024, 462/2024, 463/2024, 492/2024, 383/2023, 470/2024, 517/2024, 69/2024, 70/2024, 221/2024, 326/2024, 329/2024, 335/2024, 76/2025, 339/2024, 340/2024, 93/2024, 251/2024, 265/2024, 266/2024, 278/2024, 279/2024, 114/2025, 21/2025, 23/2025, 399/2025, 511/2023, 27/2024, 296/2025, 114/2024, 177/2024, 183/2024, 468/2023, 290/2024, 61/2024, 160/2024, 458/2024, 437/2025, 504/2025, 415/2025, 378/2025, 396/2025, 422/2025, 27/2026, 551(A)/2024, 268/2025, 284/2025, 423/2025, 148/2026.

Manish Kumar & others ....Complainant(s)

Vs

M/s Sri Anuanand Construction Pvt. Ltd. ....Respondent
PROJECT- Capital Centre

For the complainants: Present
For the respondents : Present

05.08.2026 **PROCEEDING**

Shri Amit Singh, learned counsel on behalf of complainants in complaint case nos. 219/2023, 220/2023, 221/2023, 241/2023, 416/2024, 449/2024, 452/2024, 453/2024, 490/2024, 491/2024, 454/2024, 419/2024, 261/2024, 417/2024, 450/2024, 461/2024, 462/2024, 463/2024, 492/2024, 470/2024, 517/2024. Shri Sumit Kumar, learned counsel on behalf of complainants in complaint case nos. 221/2024, 326/2024, 329/2024, 335/2024, 76/2025, 339/2024, Shri Punit Kumar, learned counsel on behalf of complainants in complaint case nos. 339/2024, 340/2024, 93/2024, 251/2024, 265/2024, 266/2024, 278/2024, 279/2024, 114/2025, 21/2025, 23/2025, 399/2025, Shri Istiyaque Hussain, learned counsel on behalf of complainants in complaint case nos. 511/2023, 27/2024, 296/2025, Shri Suresh Mishra, learned counsel on behalf of complaints, Shri Sanjay Kumar and Sushma Suman in complaint case no. 458/2024, Shri Raj Narayan Mishra, learned counsel on behalf of

complainant in complaint case no. 437/2025, Shri Atul Prakash, learned counsel on behalf of complainants in complaint case nos. 268/2025, 284/2025 as well as Shri P. Rajan, husband of complaint in complaint case no. 177/2024, the complainant, Shri Kripa Shankar Singh, Shri Deepak Kumar, Ms. Suchi Priya, Shri Subodh Sharma, the complainants in complaint case nos. 504/2025, 415/2025, 423/2025, 148/2026 respectively are physically present, but the complainants in complaint case nos. 383/2023, 69/2024, 70/2024, 114/2024, 183/2024, 468/2023, 290/2024, 61/2024, 160/2024, 378/2025, 396/2025, 422/2025, 27/2026, 551(A)/2024 are absent.

2. On the other hand, Shri Mukul Kumar Singh, learned counsel on behalf of respondent promoter, Shri Jai Ram Singh, learned counsel on behalf of PMAA, Shri Abhinay Pridarshi, learned counsel on behalf of landowners, Shri Sahil Kumar and shri Anup Kumar, Shri Yash Vardhan Singh and Shri Indra Deo Narayan, learned counsels on behalf of M/s Surya Nest Build and Shri Pankaj Kumar, learned counsel on behalf of respondent, Khagaul Nagar Parishad are also present.

3. Learned counsel for Khagaul Nagar Parishad, PMAA, respondent landowners, Shri Sahil and Shri Anup Kumar and learned counsel for respondent company, M/s Surya Nest Build submit that copy of the complaint petitions and documents attached thereto could not be made available to them.

4. Considering submissions, the complainants are directed to serve copy of the complaint petition and documents attached therewith to the respondents named above.

5. Learned counsel for complainants submit that some of the complaints have filed LPA before the Hon'ble High Court against the order passed by Hon'ble Single Bench in CWJC no. 6242/2026 and some others are in process of filing LPA. So, the respondents may be directed to submit compliance report with respect to the direction passed by this Bench. They further submit that the respondents may also be directed to submit a list of allottees, so that they may also be aware of the total number of allottees for taking action with respect to the progress of the project.

6. Shri Punit Kumar, learned counsel submits that the respondent has to place on record about the progress of Tower T-1 to T-5 and what action has been taken so far by the respondent with regard to T-6 and further, the respondent promoter has to place on record about the status of cancellation of approved map by Danapur Nagar Parishad.

7. Learned counsel for respondent promoter submits that the respondent is also ready to file LPA before the Hon'ble High Court with respect to cancellation of approved map by a competent authority.

8. Considering submissions as well as going through the record, the respondent promoter is directed to furnish the following information;

(i) Submit detailed report with respect to action taken on cancellation of approved map in respect of project in question by Danapur Nagar Parishad.

(ii) Submit compliance report with respect to the order dated 27.08.2025 passed by this Bench.

(iii) Submit action taken with respect to completion of the project in question.

Put up on 23.09.2026 for further hearing.

Sd/-
(VedPrakash)
Special Presiding Officer
05.08.2026