

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

**RERA/CC/419/2024, 219/2023, 220/203, 221/203, 241/2023, 261/2024,  
416/2024, 417/2024, 449/2024, 450/2024, 452/2024, 453/2024, 461/2024,  
462/2024, 490/2024, 491/2024, 492/2024, 454/2024, 463/2024, 383/2023**

Navin Kumar, Manish Kumar, Abhishek Kumar and Ruchi Gupta, Anju Kumari Singh and Lokesh Kumar, Mrs. Ananya Agrawal w/o Shri Kaushal Kumar, Ashish Kumar Singh, Manendra Kumar, Laxmi Kumari, Samrendra Kumar Suman & Minakshi Devi, Bhupendra Prasad, Dharmendra Sharma, Bishwas Kumar, Deepti Kumari, 1. Mr. Niraj Kumar Sah S/o Davnarayan Saha, 2. Mrs. Kavita Kumari w/o Niraj Kavita Kumari Sah, Dr. Naz Bano Khan, Pranita Kumari, Poonam Kumari Gupta, Md. Manzoor Naseer, Mrs. Kavita Kumari w/o Niraj Kavita Kumari Sah, ....Complainant(s)

Vs

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

For the complainant:

Mr. Amit Singh (Ad.)

For the respondent :

Mr. Shaswat Kumar and Mr. Mukul Kumar Singh  
(Adv.)

**23.07.2025**

**PROCEEDINGS**

Shri Amit Singh, learned counsel on behalf of complainants and Shri Shaswat Kumar with Shri Mukul Kumar Singh learned counsels on behalf of respondent are present.

Learned counsel for respondent files reply along with photo copy of registration certificate on behalf of respondent after supply of copy to the learned counsel for complainants. Keep it on record.

Learned counsel for complainants submits that, as already submitted by him along with other lawyers of the complainants on 13.06.2025 and 02.07.2025, they are making efforts to get the concerned documents to be made available on record. He further submits that the landowner in conspiracy with respondent promoter has cancelled the part of development agreement and executed a fresh development agreement with a stranger promoter with respondent to part of Khata no. 180 with respect to the project land that was registered on 06.12.2018 with RERA, Bihar. He further submits that the registration of agreement for sale /deed of sale has to be stayed along with construction at the project site by the stranger promoter, M/s Surya Buildcon Pvt. Ltd., which is opposed by learned counsel for respondent submitting that since he has filed reply only with respect to the complaint petition filed by the complainant and today, he has received a copy of Interlocutory Application filed on behalf of complainant, so he may be given a chance to file reply the said IA and thereafter after hearing the parties, an appropriate order may be passed.

Considering submissions, and on going through the record, it is correct that the learned counsel for respondent promoter has filed reply to the complaint petition along with copy of R.C, but he has still not filed reply to the IA of the complainant. So, he may be provided a chance to file reply to the said IA. Hence, put up on 27.08.2025 for filing of reply on behalf of respondent.

**Sd/-**  
**( Ved Prakash )**  
Special Presiding Officer