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

RERA/CC/142/2025, 161/2025, 162/2025, 163/2025, 164/2025, 166/2025, 167/2025, 172/2025, 175/2025, 177/2025, 178/2025, 389/2025, 270/2025

Mira Sinha @ Mira Kumari Sinha, Mrs. Nutan Devi, Rakesh Kumar, Nirmala Kumari, Mrs. Rashmi, Sudhanshu Kumar, Mahendra Prasad Singh, Puja Kumari, Abhay Kumar Singh, Rajnish Kumar, Lina Kumari, Amresh Kumar, Rajesh Kumar ….Complainant(s)

Vs.

Soho Infrastructure Pvt. Ltd. ….Respondent

PROJECT- SOHO BADRINARAYAN ENCLAVE

For the Complainant:	Mr. Sumit Kumar, Advocate
For the Respondent :	None
For the Insolvency Professional :	Mr. Rahul Srivastava, Advocate

13.07.2026 **PROCEEDING**

Learned counsel Mr. Sumit Kumar on behalf of complainants, learned counsel Mr. Rahul Srivastava on behalf of Insolvency Professional are present, but respondent promoter is absent.

Learned counsel on behalf of the complainants submits that as submitted on previous date 22.06.2026 on behalf of the respondent, the Hon'ble Supreme Court in the ruling Civil Appeal No. 3826/2020 on 12.09.2025 has not restrained for unilateral sale deed in favour of genuine home buyers. He further submits that all the complainants are not speculative buyers. Hence, they are entitled for delivery of possession and execution of sale deed by / on behalf of representative of the respondent and on his failure, they are further entitled for unilateral sale deed with respect to their flats as they are coming in possession and have also fulfilled all the legal norms for execution of sale deed. He further submits that all these complainants have paid maximum consideration of their respective flat and

they are still ready to pay remaining amount in the project account of the project Soho Badrinarayan Enclave. Hence, order in their favour for unilateral sale deed may be passed by this Bench / Authority.

On other hand, learned counsel on behalf of Insolvency Professional submits that Insolvency professional has no objection in execution of unilateral sale deed to be executed in favour of all these complainants but the remaining consideration has to be deposited in the account of Soho Badrinarayan Enclave so that the same may not be misused by anyone and Insolvency Professional may also be in position to keep watch on the fund and produce the same before the Hon'ble Authority / Bench at appropriate time.

Consideration submissions, put up on 17.07.2026 for further hearing.

Sd/-

(Ved Prakash)

Special Presiding Officer