

REAL ESTATE REGULATORY AUTHORITY, BIHAR,

Before the Bench of Mr. Ved Prakash,
Special Presiding Officer, RERA

RERA/CC/555/2023

Hemant Kumar Pandey Complainant

Vs.

M/s Aastik Home Pvt. Ltd.Respondent

PROJECT: MACHASWAMI SAI PALACE

For the Complainant: Mr. Sharad Shekhar, Advocate

For the Respondent: None

24.09.2025

PROCEEDING

Learned counsel Mr. Sharad Shekhar on behalf of the complainant is present but the respondent is absent.

Learned counsel for the complainant by filing a petition submits that the above project is lapsed one as registration of the project expired on 01.04.2021 and further the respondent has not filed any petition for extension of registration. Hence, execution and registration of conveyance deed/sale deed may be restrained till further order of the Bench/Authority, otherwise the respondent may alienate the property without information to the Authority.

Considering the submission as well as going through the record, it appears that the respondent is absent and is not taking pain to take part in the proceedings of the present case as well as the registration of the project has expired on 01.04.2021 and up till now the respondent has not got the registration of the project extended. Hence, naturally the registration of the project has lapsed.

Call for a report from the Registration Wing, RERA, about the action taken by the respondent – promoter including copy of QPR. The respondent – promoter is also directed to file list of allottees so that work of the project may be carried on under the provision of Section 8 of the RERA Act, 2016. The respondent and his representatives are restrained to alienate/execute sale deed in favour of any prospective buyer till further order of this Bench/Authority. This

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order be communicated to the District Sub – Registrar, Patna, and Sub-Registrar, Danapur/Phulwari Sharif through the Inspector General Registration, Govt. of Bihar, Patna.

Issue reminder notice to the respondent –promoter.

Put up on 21.11.2025 appearance of the respondent and hearing.

Sd/-

(Ved Prakash)

Special Presiding Officer, RERA, Bihar.