REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer

Exe. Case No. 411/2024

RERA/CC/476/2023

Praveen Kumar Ranjan ....Executant

Vs.

M/s Maa Tara Construction and Developers Pvt. Ltd. ....Respondent

PROJECT - PARAS NATH COMPLEX

For the Executant: Mr. Ishtiyaque Hussain, Advocate

For the Respondent : Mr. Sumit Kumar, Advocate

29.09.2026 **PROCEEDING**

Learned counsel Mr. Ishtiyaque Hussain on behalf of executant and learned counsel Mr. Sumit Kumar on behalf of respondent are present.

2. Learned counsel for executant submits that in spite of repeated directions neither the Respondent Promoter is making compliance of the order passed by the Authority on 13.08.2024 in Complaint Case No. RERA/CC/476/2023 nor he is active to take part in execution of Sale Deed and delivery of possession with respect to Flat No. 401 in the above project. He further submits that all the efforts of the executant has failed as the Respondent Promoter is not only reluctant but also committing this honour with the Authority. Hence, coercive steps including personal appearance against the respondent may be passed.

3. Learned counsel for the respondent though opposed but submits that the respondent will comply the order.

4. Considering submissions as well as on going through the record, it appears that in spite of repeated directions, the respondent has failed to deliver possession of Flat No. 401 and execute Sale Deed in favour of the

executant Mr. Praveen Kumar Ranjan. The Bench further notes that in spite of assurance by learned counsel for respondent, he did nothing active towards the compliance of the order.

5. It further appears that order for imposition of penalty has already been passed against the respondent but he did not take any positive steps towards the compliance of the order. Hence, at present personal appearance for the Respondent Promoter has to be passed as he is adamant to dishonour not only the order of the Authority but also payment of penalty with respect to the imposition under Section 63 of RERA Act. Accordingly, Respondent Promoter Mr. Amit Prakash and Mr. Suraj Kumar Singh are directed to physically present on next date otherwise other coercive measures shall be adopted against them.

Put up on 02.11.2026 for physical appearance of the Respondent Promoter.

Sd/-

(Ved Prakash)

Special Presiding Officer

RERA, Bihar