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, 111/2025.

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

Vs

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

For the complainants: Present
For the respondents : Present

23.09.2026 **PROCEEDING**

Shri Amit Singh, learned counsel on behalf of complainants in complaint case nos. 219/2023, 454/2024, 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, 114/2025, Shri Punit Kumar, learned counsel on behalf of complainants in complaint case nos. 339/2024, 340/2024, 93/2024, 251/2024, 265/2024, 278/2024, 279/2024, 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 Akash Raj, learned counsel on behalf of complainants in complaint case nos. 114/2024, 177/2024, 183/2024, Shri Utkarsh Vikram Rana, learned counsel on behalf of complainant in complaint in case no. 290/2024, Shri Sanjay Kumar, learned counsel along with complainant, Sri Kripa Shankar Singh in complaint case no. 504/2025, Shri Abhay Kumar Upadhaya, learned counsel on behalf of complainants in

complaint case nos. 69/2024 and 70/2024 (Shri Shailendra Kumar and Others are present, but the complainant , Meena Singh in C.C 160/2024 and Shuchi Priya in CC 423/2025 are physically present while the complainants in complaint case nos. 220/2023, 221/2023, 241/2023, 416/2024, 449/2024, 452/2024, 453/2024, 490/2024, 491/2024, 419/2024, 261/2024, 417/2024, 450/2024, 461/2024, 462/2024, 463/2024, 492/2024, 470/2024, 517/2024, 551(A)/2024, 383/2023, 468/2023, 61/2024, 458/2024, 437/2025, 415/2025, 378/2025, 396/2025, 422/2025, 27/2026, 268/2025, 284/2025, 148/2026, 111/2025 are absent.

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

3. The complainant, Shri Meena Singh in complaint case no. 160/2024 has filed a petition under section 8 of the RERA Act, 2026. Keep it on record. She is directed to supply copy of the petition to the rest of the complainants as well as respondents.

4. learned counsel, Shri Amit Singh on behalf of complainants, Shri Manish Kumar in complainant case no. 219/2023 and Md. Manzoor Naseer in CC 454/2024, by filing a copy of order dated 21.08.2026 passed by Hon'ble High Court in LPA No. 558/2026 submits that the Hon'ble High Court has observed in para 10 that the RERA shall be at liberty to proceed with the matter and pass an appropriate order as expeditiously as possible in accordance with law. Hence, this Bench/Authority is not restrained to proceed with the case and after hearing the parties, a final order may be passed in the matter, which is also supported by learned counsel for the complainants.

5. Whereas Shri Sumit Kumar, learned counsel appearing on behalf of complainants in certain cases has emphasized that the Hon'ble Court in the

aforesaid order, in the interest of justice, directed that the subject matter of dispute is stayed until further order and construction on the land in question as well as any allotments or the transfer of property in question shall remain stayed. Hence, further construction on the land in question and transfer of the project, land in favour of anyone shall remain stayed. However, the Authority is not restrained to proceed with these cases.

6. Shri Sumit Kumar, learned counsel further submits that the respondent promoter, Shri Bimal Kumar in collusion with some landowners have committed a fraud not only with the Authority but also with the competent authority for which he will file a detailed petition along with relevant documents on the next date.

7. Shri Amit Singh, learned counsel reiterating his earlier submissions further submits that all the allottees/complainants in the project have sought for a common relief for delivery of possession of their respective flat against the respondent promoter, Shri Bimal Kumar, but the respondent promoter in connivance with some landowners is sitting tight over the matter and not taking any positive step towards revalidation of map expired with respect to the project, Sai City Capital Centre. He further submits that in the interest of allottees/complainants, the Authority has full-fledged jurisdiction to waive the requirement of revalidation of map. If the respondent is compelled to file extension petition along with valid map, he will have a chance to avoid legal formalities required for construction of the project/building. He further submits that on next date, he will show the provisions that the Authority is authorized to take decision like waiving the requirement of extension of registration, revalidation of map under section 32 of the RERA Act, 2016. The other learned counsel appearing on behalf of complainants supported his viewpoint and submit that if any coercive step against the respondent promoter is not taken, he will have free hand for completing the project and handing over delivery of possession at the earliest.

8. On the other hand, learned counsel for respondent promoter submits that the respondent has also file a LPA no. 835/2026 before the Hon'ble High Court against the order of the Hon'ble High Court passed in CWJC no.

6242/2026 and the respondent is keenly pursuing the LPA so that it may be disposed of as early as possible. Learned counsel further submits that the respondent promoter is ready to construct the building with the cooperation of all allottees/complainants on receiving the remaining consideration. He further submits that the respondent is taking active steps towards revalidation of map from the competent authority and taking positive steps in the matter for which he will file a detailed petition along with documents.

9. Learned counsel for Khagaul Nagar Parishad submits that none of the complainant has supplied copy of the complaint petition to him which is creating problems in preparation of reply and filing the same before the Bench/Authority.

10. Learned counsel for respondent landowners also submits that copy of the complaint petition have not been supplied to him by the complainants.

11. Considering submissions, all the complainants are directed to supply copy of the complaint petition to these respondent so that the issue of non-supply of copy of the petition should not be re-agitated in future, which may cause undue and unnecessary delay in disposal of the cases.

12. Considering the submissions, particularly the submissions of learned counsel for complainant, Shri Amit Singh, Shri Sumit Kumar and others, the respondent promoter is directed to take positive steps towards revalidation of map from the competent authority, otherwise coercive step against the respondent promoter may be taken. Secondly, the respondent promoter is further directed to submit an affidavit about the proposed action to be taken by him in the matter for filing of extension petition before the Authority and also issuance of demand letter to the allottees for collection of remaining consideration etc.

Put up on 15.10.2026 for further hearing.

Sd/-
(VedPrakash)
Special Presiding Officer
23.09.2026