

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Special Presiding Officer

Mr. Ved Prakash, RERA, Bihar

RERA/CC/ 34/2024

Ajit Kumar Rajak

..... Complainant

Vs

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

Project: Maa Tara City.

For the Complainant/s : Shri Punit Kumar, Adv.

For the Respondent/s : Shri Sumit Kumar, Adv.

: Mr. Ayush, Adv.

29/08/2025

PROCEEDING

Learned counsel Shri Punit Kumar on behalf of the complainant and learned counsel Shri Sumit Kumar on behalf of the respondent no.1 and learned counsel Shri Ayush on behalf of the respondent no. 2 and 3 are present.

Learned counsel for complainant by filing a petition submits that complainant has filed the present case for delivery of possession of flat no. 610 in Block-A of the project Rainbow/ Maa Tara City but during the contesting of the case, the respondent no. 3, Dhiraj Kumar showed his inability to handover the said flat and refunded Rs. 7 lakh, out of Rs. 12.25 Lakh paid to him and now the respondent instead of making refund of remaining principal amount is avoiding to appear before the Bench to redress the grievance of the complainant, hence registry of the share of landowner namely Dhiraj Kumar and Shishupal Singh may be stayed till redressal of the grievance of the complainant.

Learned counsel for respondent no. 2 and 3 opposed the submission and he submits that the respondent will meet the grievance of the complainant at the earliest.

Considering the submission, it appears that the respondent no. 2 and 3 on one or other grounds are taking adjournment and not redressing the

grievance of the complainant. Hence, the Bench has no option, but to stay the execution of registration of sale deed with respect to the share of flats, falling to the landowner Dhiraj Kumar and Shishupal Singh in the project Maa Tara City.

Accordingly, execution and registration of sale deed with respect to the share of the landowner Dhiraj Kumar and Shishupal Singh are stayed till further order of this Bench/ Authority.

Let the order be communicated to the District Sub-Registrar, Patna and Sub-Registrar, Danapur through I.G. Registration, Bihar, Patna.

Put up on 17.10.2025 for further hearing.

Sd/-
(Ved Prakash)
Special Presiding Officer
RERA, Bihar