REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer,

Exe. Case No- 296/2024

RERA/CC/370/2022

Amarendra Kumar Sinha ……Executant(s)

Vs

M/s Aditya Bhaskar Infra and Services Pvt. Ltd. ……Respondent

PROJECT: SUNDAR CITY @ SUNDAR CITY, PHASE-1, BLOCK- P

For the Complainant: Mr. Sumit Kumar, Advocate

For the Respondent: None

17.08.2026 **PROCEEDING**

Learned Counsel, Shri Sumit Kumar, on behalf of the executant, is present, but the respondent is absent.

2. Learned Counsel for the executant, by filing a petition, submits that the execution and registration of the conveyance deed with respect to the project "Sundar City" @ "Sundar City Phase 1, Block P" may be stayed, as the executant is under strong apprehension that the respondent may create third-party rights against the booked units Plot Number, P-8 and P-19. He further submits that the registration of the project has lapsed long ago, on 01.10.2021. Hence, to protect the rights and interests of the executant and

other allottees, it is necessary to impose a blanket ban on the execution and registration of conveyance deeds with respect to the said project as described in the registration certificate issued by the Authority and intimate the same to Sub-Registrar Patna, and Sub-Registrar Danapur through IG Registration Bihar.

3. In spite of notice and reminder notice, the respondent has failed to appear punctually. Though previously Learned Counsel Shri Ankit Kumar on behalf of the respondent was appearing without a Vakalatnama till 02.12. 2025.Thereafter he stopped appearing. It is also not out of place to mention that other learned lawyers have taken interest in appearing on behalf of the respondent without filing a valid representation/Vakalatnama. Hence, it appears that the respondent has no interest in complying with the order passed by the Hon'ble Member, Smt. Nupur Banerjee, on 15.05.2024 in RERA/CC/340/2022.

4. Considering the submissions as well as going through the record, the Bench observes that the Hon'ble Member passed an order on 15.05.2024 in RERA/CC/340/2022 directing the respondent to hand over physical possession of two plots bearing Plot Nos. P-8 and P-19 with demarcated boundaries and provide all amenities to the complainant as per the agreement for sale dated 15.04.2021, and also to execute an absolute sale deed in favor of the complainant within 60 days of the order. It further appears from the record that upon failure of the respondent to comply with the order of the Hon'ble Member, as well as non-appearance, this Bench/Authority imposed a penalty on 06.01.2026 at the rate of Rs. 1000/-

per day under Section 63 of the RERA Act, 2016, till compliance with the order passed by the Hon'ble Member. But even then, the respondent has not taken the pain either to comply with the above order of the Hon'ble Member or to appear before the Bench/Authority to assure for the compliance with the said order. The executant has an apprehension that the respondent may execute conveyance deeds going against the order passed by the Hon'ble Member as well as agreement for sale dated 15.04.2021 executed by him in favour of the executant. The record also shows that the project "Sundar City" was registered with the Authority on 15.02.2019 with a validity period up to 30.09.2021. Hence, presently the project is a lapsed one. It further appears that the respondent has neither sought an extension of the registration of the project nor filed a completion certificate which may show that respondent is ready to comply with the order passed by the Hon'ble Member. In such facts and circumstances, there is no option before the Bench/Authority except to impose a ban on execution of conveyance deeds in favour of prospective buyers by the respondent or his representative. Accordingly, the respondent is restrained from executing agreements for sale / sale deeds / conveyance deeds in favour of any prospective buyer with respect to the plots, including the plots of the executant, till further orders of the Bench/Authority.

5. The Sub-Registrar Patna and Sub-Registrar Danapur are directed not to register any agreement for sale / sale deeds / conveyance deeds with respect to the plots of the project on presentation by the respondent promoter or his representative till further orders of the Authority.

6. The order be communicated to the above officers through IG Registration Bihar for strict compliance. The office is also directed to issue a recovery certificate for the recovery of the penalty amount at Rs. 1,000/- per day since 06.01.2026 under Section 63 read with Section 40(1) and (2) of the

RERA Act, 2016, read with Rule 25 of the Bihar RERA Rules, 2017, and Section 4/5 of the Bihar & Orissa Public Demands Recovery Act, 1914.

Put up on 22.09.2026 for the appearance of the respondent.

Sd/-

(Ved Prakash)

Special Presiding Officer