REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer,

Exe. Case No. 64/2024

RERA/CC/703/2019

RERA/AO/175/2019

Sri Rohit Priydarshi ……...Executant(s).

Vs.

M/s. Vision Land Pvt. Ltd. ……Respondent

PROJECT- VISION GALAXY

For the Complainant: Mr. Kundan Kumar Jha, Mr. Dhananjay, Ms. Kriti Suman, Advocates

For the Respondent: None

10.08.2026 **PROCEEDING**

Learned Counsel Shri Kundan Kumar Jha, Shri Dhananjay, and Ms. Kriti Suman on behalf of executant are present, but respondent is absent.

2. Learned Counsel for the executant, by filing a petition, submits that the registration of present project Vision Galaxy has lapsed on 31.12.2021 and thereafter, the respondent has neither sought extension of the registration nor got the map approved from the competent authority. Further, the Hon'ble Authority has passed order on 09.11.2023 in RERA/CC/703/2019 and directed the respondent to complete the project and handover possession of the Flat No. 405 to the executant / complainant, but the respondent is not taking any active step for the compliance of the said order. And during this period, the respondent may sell the flats of the project, hence he may be restrained to execute conveyance deed in favour of any prospective buyer.

3. The respondent, in spite of notice, is absent. However, previously on 28.04.2026, the learned counsel on behalf of the respondent has filed reply in the present case. And thereafter rejoinder is filed on behalf of the executant on 19.05.2026. But since 22.06.2026, the respondent has not taken pain to appear before the Bench / Authority.

4. Considering the submissions as well as going through the record, it appears that the registration of the project Vision Galaxy is lapsed, and the respondent is not taking care of the project for development. Otherwise, he would have filed a petition for extension of registration under Section 6 of RERA Act. The respondent has also not filed list of allottees to be considered for carrying out the further construction of the building under provisions of Section 8, RERA Act, 2016. However, the respondent during the lapsed period of the project registration may sell the flats to the prospective buyer. Hence, Bench has no option but to pass an appropriate order in restraining the respondent to execute sale deed in favour of prospective buyer. Accordingly, respondent promoter is restrained to execute Agreement for Sale / Sale Deed / Conveyance Deed in favour of any prospective buyer with respect to the flats in the project Vision Galaxy. The Sub-Registrar Patna / Sub-Registrar Danapur are directed not to register Agreement for Sale / Sale Deed / Conveyance Deed with respect to the flats falling in the project Vision Galaxy on presentation by the respondent / his representative till further order of the Bench / Authority.

5. Order be communicated to the above officers through IG Registration, Bihar for strict compliance.

Put up on 08.09.2026 for further hearing.

Sd/-

(Ved Prakash)

Special Presiding Officer