



**REAL ESTATE REGULATORY AUTHORITY (RERA)**  
**IN THE COURT OF ADJUDICATING OFFICER**  
4<sup>TH</sup> & 6<sup>TH</sup> FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION CAMPUS  
HOSPITAL ROAD, SHASTRI NAGAR  
PATNA-800023

**Case No. RERA/SM/638/2024**

Authorised Representative of RERA .... .. Complainant  
Vs  
M/s Sai Ram Developer Pvt. Ltd. .... .. Respondent

**Project: MEENA BINDESHWAR CASA**

**PROCEEDING**

**13/08/2024:**

Hearing taken up. Mr. Abhinay Priyadarshi, learned Legal Representative appears for the complainant, but there is no representation on behalf of the respondent.

Learned Legal Representative of the Authority submits that this suo-moto proceeding has been initiated on the basis of complaint received on 31.07.2024 and accordingly a direction was made by the Authority to initiate suo-moto proceeding against the respondent and thereafter a show cause notice was issued to the respondents by Email as well as through speed post on 08.08.2024 under sections 35 and 59(1) of the RERA Act, 2016 for violation of Section 3 of the RERA Act, 2016 fixing the date for appearance of respondent on 13.08.2024 to file reply, but the respondent has neither appeared nor filed any reply. The learned Legal Representative further submits that along with the complaint, the complainant has also annexed the copy of the sale-deeds being executed pertaining to the aforesaid project when the project is not registered with the RERA. Hence, he prays that a direction may be issued to the Inspector General (Registration), Bihar for a direction to the concerned Sub-Registry Office not to execute any

deed of absolute sale and/or agreement for sale pertaining to the aforesaid project.

**Prayer is allowed.**

Office is directed to write a letter requesting the Inspector General (Registration), Bihar to direct all the concerned Sub-registry Office not to execute any deed of absolute sale and/or agreement pertaining to the project, namely, “Meena Bindeshwari Casa” in Mauza- Dujara (Budha Colony), Plot No.226, Khara No. 93, District- Patna until further order of this Court.

**Office is also directed to issue reminder notice to the respondent for appearance.**

**Put up for hearing on 01.10.2024.**

Sd/-

**(Ambrish Kumar Tiwari)  
Adjudicating Officer**