



## **REAL ESTATE REGULATORY AUTHORITY, BIHAR**

Before the Single Bench of Hon'ble Chairman Mr. Vivek Kumar Singh,  
RERA, Bihar.

RERA/SM/767/2025

Authorised Representative of RERA .... Complainant  
Vs  
Sri Vishnu Buildcon Pvt. Ltd. ... Respondent

Project: **VISHNU VIHAR**

Present: For RERA : Mr. Rishikesh Rajan, Legal  
Representative of RERA

For Respondents: Mr. Akashdeep, Advocate

For Complainant: Mr. Sharad Shekhar, Advocate

08.01.2026

### **PROCEEDING**

1. Hearing taken up. Learned legal representative Mr. Rishikesh Rajan appears on behalf of the RERA. Learned counsel Mr. Akashdeep appears on behalf of the respondents. Learned counsel Mr. Sharad Shekhar appears on behalf of the original complainant.
2. The technical report, as asked for earlier, has been received. A copy of the same may be provided to the learned counsel for the respondents, who may submit his response within a month through e-mail with a copy thereof to learned counsel for the complainant and legal representative of RERA.
3. Learned counsel for the original complainant submits a petition whereby he informs that the promoter has been constructing a project, namely, Vishnu Vihar without getting the project registered and executing the sale deeds till date without completion certificate which are also violation of the Building Bye Laws and Apartment Ownership Act.
4. Let a copy of the petition be furnished to the learned counsel for the respondents for his response within a month and also to learned legal representative of RERA.

5. The Authority meanwhile directs the office to issue a letter to the I.G Registration, Bihar to issue letter to all concerned DSRs/Sub-Registrars of Gaya to impose a blanket ban on execution of sale deed for the project namely Vishnu Vihar of the respondent - Sri Vishnu Buildcon Pvt. Ltd. along with copy of advertisements.
6. The Authority further directs the office to issue a letter to the Circle Officer of the concerned Anchal not to mutate any land pertaining to the said project by the respondent company with a copy of the advertisement.

Put up for hearing on 20.03.2026.

Sd/-

**(Vivek Kumar Singh)**  
Chairman