

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,**  
**Bihar**

**RERA/CC/201/2025**

**Kumar Abhinav** **.....Complainant**

**Vs**

**M/s R D .Eco Develoopers Pvt. Ltd.** **.....Respondent**

**Project: RD Height Tower-II**

**Present:**      **For Complainant: Mr. Jai Ram Singh, Advocate**  
                    **For Respondent: Mr. Sumit Kumar, Advocate**

**11/12/2025**

**PROCEEDING**

Hearing taken up. Mr. Jai Ram Singh, learned counsel for the complainant is present. Mr. Sumit Kumar, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that several complaint cases have been filed against the present respondent for the same project before this court, five of which have been heard today and the remaining have been listed to be heard on another date of hearing to be held on 07.01.2026. He further submits that eleven cases have already been heard by the court of Special Presiding Officer Sri Vinod Kumar Tiwari, wherein the learned court has directed the respondent to complete the entire construction work and handover the possession of the booked flats to the respective complainants within a period of 60 days from the date of the order. He submits that the case of the present complainant is similar to those 11 cases which have already been heard and decided by the Special Presiding Officer Sri Tiwari vide his order dated 03.11.2025 and hence, he requests this court for deciding the present case on similar lines. He is submitting a copy of the order passed in RERA/CC/249/2025 and other similar cases for appreciation of this court.

Learned counsel for the respondent submits that the order as being referred to by the complainant is not as per the provisions of law as per his information and hence, as per direction of his client he is going to file an appeal against the said order. He also submits that the extension for the said project has been applied which is under process and as soon as the same will be done, he will be completing the project and handing over the possession to the respective allottees.

Learned counsel for the complainant submits that the contention of the respondent is not correct as he has already executed the sale deeds in favour of 19 allottees who are residing in the said project. Learned counsel for the complainant is directed to furnish the details of all those 19 allottees in whose favour the respondent has executed the sale deed.

It is really surprising to note that without completing the construction of the said project and without obtaining the completion/ occupancy certificate

regarding the same, the respondent has executed the sale deed in favour of different allottees which is illegal and a blatant violation of the provisions of the Real Estate (Regulation and Development) Act, 2016. The respondent, therefore, is directed to furnish a detailed reply mentioning therein whether any sale deed has been executed in favour of any of the allottees or not and also whether any allottee is residing in an incomplete flat without the respondent having obtained the completion certificate pertaining to the said project.

Learned counsel for the complainant raises an apprehension regarding execution of the sale deed in favour of the respective allottees after completion of the project in question and therefore, requests for a restriction on sale of the respective flats in favour of any other buyer/ 3<sup>rd</sup> party without a written consent of the allottee concerned.

Considering the request of the complainant, this court hereby imposes a restriction on the registration of any of the booked flats of the said project and also restricts the respondent in creating any 3<sup>rd</sup> party interest in favour of any other buyer other than the original allottee in all the booked flats of the impugned project in which agreement for sale has already been executed between the respondent and the allottee.

Office is directed to send a request letter to I.G., Registration for issuing necessary instructions to the District Sub Registrar/ Sub Registrar concerned for ensuring the compliance of the above direction.

The respondent is directed to file a written reply stating all the facts and reasons thereby regarding the above averments and the facts of this case. The complainant is also directed to furnish any written supplementary reply in case he prefers to do so on the next date of hearing.

Put up this case on 29.01.2026 for further hearing.

Sd/-  
(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar