

REAL ESTATE REGULATORY AUTHORITY, BIHAR

6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,
SHASTRI NAGAR PATNA - 800023

Before Mr R.B. Sinha & Mr S.K. Sinha, Members of RERA, Bihar

Case No. RERA/ CC/221/2019

Jagannath Mahto

.....Complainant

Vs

M/s. Varanya Construction Pvt Ltd. & Ano.....Respondent/(s)

Project : Sona Sanat Bhawan Apartment.

**Present : For the Complainant: Mr. Saurabh Nath, Advocate
For the Respondent: None**

21/10/2019

PROCEEDING /INTERIM ORDER

A special hearing has been taken up in the instant case as the petitioner filed an injunction application under Section 36 of the Real Estate (Regulation Development) Act, 2016 wherein they stated that there is apprehension of selling of the said Flat No. 301 by the respondent/builder to frustrate the present proceedings.

In the previous hearings, the respondents had been directed by this Bench to furnish the required documents to the complainant for obtaining loan from the Bank but till date no documents have been handed over by the respondents to the complainant. The complainant had stated that the respondents/builder is not taking steps in resolving the dispute and further has been informed by the people working in the said flat no. 301 that it was in the process of being sold to another person.

In view of the aforementioned facts and circumstances, the Bench deems it necessary to issue an interim order under Section 36 to be read along with Section 34 (f) & Section 37 of & the Real Estate (Regulation Development) Act, 2016. The Bench, therefore restrains the respondent company and its director(s) from entering into any conveyance deed/sale deed etc. of the below mentioned flat with any third person until further orders.

The details of the said flat are:

Sona Sanat Bhawan, Flat No. 301, 3rd Floor Mohalla/ Mauza Jakkanpur,
P.O. GPO, P.S. Gardanibagh, Sub/Sadar Registry Office, Dist. Patna
P.S. no. 29, Khata No. 17/, Survey Plot No. 17 and the flat is bounded by –
North – Flat No. 302
South – Shiv Ram Mahto
East – Road
West – Flat No. 304 (step)

IG Registration is requested to issue directions to all DSRs/Sub-Registrars, Patna District not to register any property/house/apartment/plot etc. of M/s Varanya Construction Pvt. Ltd.(CIN U45201BR2013PTC020654) until further orders.

Let this order be communicated to Respondents/Builder M/s. Varanya Construction Pvt. Ltd. having its registered office at Smt. Namita Kumari W/o Sri Shailendra Nath Singh, Managing Director, M/s Varanya Construction Pvt. Ltd., Sita Sharan Lane, Mithapur Smt. Namita Kumari, P.O. G.P.O., Thana Jakkanpur, Patna – 800001.

IT Consultant has been directed to upload a copy of this order on the Authority's website and also mail a copy of this order on the company'email-id: varanyaconstruction.patna@rediffmail.com and varanyaconstructionpvtltd@yahoo.com

Let the next date of hearing be fixed on 31/10/2019.

Sd/-

(R.B. Sinha)
Member

Sd/-

(S.K. Sinha)
Member