

REAL ESTATE REGULATORY AUTHORITY, BIHAR

RERA/SM/507/2018

Authorised Representative of RERA

.....Complainant

Vs

M/s Sainik Welfare Organization India Ltd.

.....Respondent

Project: - KARGIL VEER AWAS

23.02.2023:

PROCEEDING

Shri Jai Ram Singh appears on behalf of the respondents and files vakalatnama along with reply.

Heard the learned counsel for the respondent at length. He submits that there is no violation of section 3 of the RERA Act; the project is beyond the planning area; all the sale deeds were executed before the year 2014 and the only pending work is of handing over the possession. He further undertakes that any fresh advertisement will be issued only after the project is registered.

The learned counsel for RERA submits that in para 3 of the reply the respondent has stated that they are not a promoter as defined under Section 2(zk) of the Act, but the oral submission for getting the project registered in future if they issue a fresh advertisement appears to be contradictory. He also submits that the respondent falls within the definition of the promoter as defined under the Act.

The question of whether a project needs to be registered if all the flats/ plots have sold before the commencement of the Act will be addressed by the Authorized Representative on the next date.

Put up for hearing on 17.04.2023.

Sd/-

(Naveen Verma)

Chairman