



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

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

**RERA/CC/02/2024**

Nayar Azam ..... Complainant  
Vs  
M/s Ekta Sahkari Grih Nirman Samiti Ltd. .... Respondents

Project: **EKTA NAGAR**

**With**

**RERA/CC/03/2024**

Mohammad Umar ..... Complainant  
Vs  
M/s Ekta Sahkari Grih Nirman Samiti Ltd. .... Respondents

Project: **EKTA NAGAR**

**With**

**RERA/CC/04/2024**

Smt. Shahnaz Nuzhat ..... Complainant  
Vs  
M/s Ekta Sahkari Grih Nirman Samiti Ltd. .... Respondents

Project: **EKTA NAGAR**

**With**

**RERA/CC/05/2024**

Mohammad Sabah Uddin ..... Complainant  
Vs  
M/s Ekta Sahkari Grih Nirman Samiti Ltd. .... Respondents

Project: **EKTA NAGAR**

**With**

**RERA/CC/06/2024**

Jawai Akhtar ..... Complainant  
Vs

M/s Ekta Sahkari Grih Nirman Samiti Ltd. .... Respondents

Project: **EKTA NAGAR**

**With**

**RERA/CC/07/2024**

Abu Nasar Yamin .... Complainant

Vs

M/s Ekta Sahkari Grih Nirman Samiti Ltd. .... Respondents

**With**

Project: **EKTA NAGAR**

**RERA/CC/08/2024**

Mohammad Nasimul Ghani .... Complainant

Vs

M/s Ekta Sahkari Grih Nirman Samiti Ltd. .... Respondents

**With**

Project: **EKTA NAGAR**

**RERA/CC/09/2024**

Mohammad Javed .... Complainant

Vs

M/s Ekta Sahkari Grih Nirman Samiti Ltd. .... Respondents

Project: **EKTA NAGAR**

**With**

**RERA/CC/10/2024**

Mohammad Noor Siddique .... Complainant

Vs

M/s Ekta Sahkari Grih Nirman Samiti Ltd. .... Respondents

Project: **EKTA NAGAR**

Present: For Complainant: Mr. Sumit Kumar, Advocate  
For Respondent: Mr. Sharad Shekhar, Advocate

For RERA: Mr. Rishikesh Rajan, Legal Representative

**04.09.2025**

**ORDER**

1. Hearing taken up. Learned counsel Mr. Sumit Kumar appears on behalf of all the complainants. Learned counsel Mr. Sharad Shekhar appears on behalf of all the respondents.
2. Since all these complaint cases relate to the same project, they have been heard together and are being disposed of by this common order.
3. A technical report has been received wherein it has been reported that the sale and purchase pertaining to the project under consideration has been done recently. The technical report has also furnished photographs with regard to the same.
4. Prima facie, therefore, these matters seem to be generic case of violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016. The learned legal representative of RERA is directed to initiate a separate proceeding with regard to the violation of Section 3 of the RERA Act with regard to the project under consideration.
5. As far as the case of the complainants are concerned, the sale deeds pertain to 2006 i.e. a period much before promulgation of the RERA Act. In view of the same, the case of the complainants are not under the purview of RERA Act and, therefore, not maintainable.

With the aforesaid directions, all of these clubbed proceedings are hereby dropped.

Sd/-  
**(Vivek Kumar Singh)**  
Chairman