

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh,
RERA, Bihar**

RERA/SM/669/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Shubh Aprajita Constructions Pvt. Ltd.

.....Respondent

Project: Saptgiri Geeta Apartment

**Present: For the Complainant: Mr. Abhinay Priyadarshi, Advocate
For the Respondent: Mr. Paresh Kumar, M.D. of the
Company (in person)**

04.08.2025

ORDER

Hearing taken up. Mr. Abhinay Priyadarshi, learned Authorised Representative on behalf of the complainant/Authority is present. Mr. Paresh Kumar, Managing Director of Shubh Aprajita Constructions Pvt. Ltd. appears in person.

Report has been received by the learned counsel appearing on behalf of the complainant/Authority. He submits that after verification of the sale deed pertaining to Saptgiri Geeta Apartment, it has been found that the said apartment has been constructed before the enactment of the Real Estate (Regulation and Development) Act, 2016 (RERA Act) and he has thus requested for appropriate decision in the light of the said report.

Perused the sale deed so submitted.

Mr. Paresh Kumar, Managing Director of the Shubh Aprajita Constructions Pvt. Ltd. accepts that the said signature mentioned in the sale deed is his own signature. The said agreement has been registered on 28th of March, 2014 between Shubh Aprajita Constructions Private Limited and one Sarjug Prasad Prabhakar for a flat in the project "Saptgiri Geeta Apartment". He requests for dropping the present case in view of the above facts.

Since the registered executed sale deed pertaining to the project "Saptgiri Geeta Apartment" has been registered before the enforcement of the RERA Act, hence the question of violation of Section 3 of the RERA Act does not arise.

The case is, therefore, dropped.

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