

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/706/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Makan Developers Pvt. Ltd.

.....Respondent

Project: Prakash Paradise Apartment Enclave, Block-B

**Present: For Complainant: Mr. Shiv Sang Thakur, Advocate
For Respondent: Mr. Rahul Srivastava, Advocate**

08/07/2025

ORDER

Heard Mr. Shiv Sang Thakur, learned counsel/ authorized representative for the complainant/ Authority and Mr. Sumit Kumar, learned counsel for the respondent. .

On the submission made by learned counsel for the respondent on 23.05.2025 the learned counsel for the complainant/ Authority was asked to furnish a report after verifying the veracity of the details furnished by the respondent and the matter was fixed for order after submission of the report. In compliance of the said direction, he has submitted his report on the same day which reads thus:

1. "Promoter Name: M/s Makan Developers Pvt. Ltd.
2. Project Name: Prakash Paradise Apartment Enclave
3. The respondent has submitted that the project was completed before the enactment of the RERA Act. For the same, the respondent has submitted a sale deed bearing no.6163 dated 31.03.2007 executed by the promoter in favour of one buyer namely Smt. Bimla Tandon, which is found to be genuine. Moreover, the respondent submits electricity bill dated 16.05.2010 under the name of Smt. Bimla Tandon attached to the project.
4. Thus, accordingly the case may be dropped against the respondent."

On perusal of the report submitted by the learned counsel for the complainant/ Authority, it is clear that the project in question has been developed in the year 2007 i.e. before enforcement of the Real Estate (Regulation and Development) Act, 2016. In such situation, the question of contravention of Section 3 of the RERA Act, 2016 does not arise at all and this suo motu case is fit to be dropped and as such, no action is required to be taken against the respondent in the present case.

In view of above, this case is, accordingly, disposed of.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar