

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Special Presiding officer,

Mr. Ved Prakash, RERA, Bihar

Case No: RERA/SM/184/2018

Authorised Representative of RERA

...Complainant

Versus

M/s. Sri Ram Constructions

...Respondent

Project: SRI RAM SHAIL ENCLAVE

Present: For Authority: Shri Abhinay Priyadarshi, Authorized Legal Counsel.

For Respondent: Mr. Suryakant Kumar, Company Secretary.

09.01.2025

ORDER

The matter was taken. Learned counsel for Authority is present. Respondent is absent today.

1. The Real Estate Regulatory Authority, Bihar issued a Suo Motu show- cause notice on 23.07.2018 to the respondent company for contravention of section 3 of the Real Estate (Regulation & Development) Act 2016 by advertising and taking booking in the project SRI RAM SHAIL ENCLAVE without registering the project with RERA, Bihar. The promoters were directed to show cause as to why proceedings under Sections 35& 59 of the Real Estate (Regulation & Development) Act 2016 may not be initiated against them.
2. The respondent has filed reply on 30-07-2024 and placed on record registered sale deed dated 29-01-2016 pertaining to Project SRI RAM SHAIL ENCLAVE and a circular Circular/ Manual

vide Circular -NO-IV/M1-20/2018-2857 dated 08-08-2019, issued by the Department of Prohibition, Excise & Registration Department, Government of Bihar and submitted that their project falls under the said notification.

3. Perused the materials placed on record, considering the submissions of respondent, it appears that Sale deed placed on record pertaining to project SRI RAM SHAIL ENCLAVE executed prior to the enactment of Act, hence, considering the same, the Suo Motu proceeding initiated under Sections 35 & 59 of the Real Estate (Regulation & Development) Act 2016 vide show-cause notice dated 23.07.2018 for violation of section 3 of the Real Estate (Regulation & Development) Act 2016 is being dropped against the respondent company with respect to project SRI RAM SHAIL ENCLAVE

With these observations, the matter is disposed of.

Sd/-
(Ved Prakash)
Special Presiding Officer
RERA, Bihar