

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/703/2025

Authorised Representative of RERAComplainant

Vs

M/s Prachi Builders Pvt. Ltd.Respondent

Project: Prachi Ashoka Apartment

**Present: For Complainant: Ms. Ojaswi Ishani, Advocate
For Respondent: None**

20/01/2026

ORDER

Hearing taken up. Ms. Ojaswi Ishani, learned counsel for the complainant/ Authority is present. The respondent is absent.

Learned counsel for the complainant/ Authority submits that she was a part of the team which physically inspected the site. She further submits that the maintenance bill as well as the allotment letter of the flat by one of the owners were shown to the team. She further submits that the maintenance bill pertains to the period of March and April, 2013 and the allotment of the flat which was made by Prachi Sahkari Griha Nirman Samiti Ltd. was way back in September, 1991.

On perusal of the above record and also on visual verification of the building, it appears that the building was very old and in a dilapidated condition which corroborates the statement of the details shown by the residents there. She submits that the team has already submitted the physical verification report mentioning specifically therein that the said apartment had been constructed and completed before the enactment of Real Estate (Regulation and Development) Act, 2016 and thus violation of RERA Act, 2016 does not arise in this case.

Perused the record submitted by the Technical Team and the evidences enclosed therein and also acknowledged the submissions of the learned counsel for the complainant, it is clear that the said apartment was constructed before the enforcement of the RERA Act, 2016 and hence, there is no question of violation of the Real Estate (Regulation and Development) Act, 2016.

This case is, therefore, dropped.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar