

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/715/2025

Authorised Representative of RERA

Complainant

Versus

M/s Sri Anuanand Construction Private Limited

Respondent

Project: **MOHINDRA VILLA APARTMENT**

Present: For Complainant: Mr. Rishav Raj,
Legal Representative

For Respondent: None

24.09.2025

ORDER

1. Hearing taken up. Learned legal representative Mr. Rishav Raj appears on behalf of the complainant-Authority. Respondent is absent.
2. Learned counsel for the complainant-Authority submits that the respondent has furnished two sale deeds, one – which has been registered on 06.01.2015, and another which has been registered on 30.11.2019.
3. Learned counsel for the complainant-Authority further submits that a perusal of the first sale deed executed on 06.11.2015 establishes the fact that the said project has been completed before the enforcement of the Real Estate (Regulation and Development) Act, 2016.
4. Perused the record of the case and also perused both the sale deeds annexed with the record. Learned counsel for the complainant-Authority is correct as far as statement regarding execution of the sale deeds is concerned. On cautious perusal of the two sale deeds, it is clear that the first sale deed which has been executed in the year 2015, pertains to Flat No.404 (2 BHK) which is on the 4th Floor, whereas the second sale deed, which has been executed in 2019, pertains to Flat No.204 (2 BHK) which is on the 2nd Floor.
5. It is obvious that the flat on the 4th Floor which has been executed earlier must have been constructed only after the completion of the 2nd Floor, thereby

making it clear that the entire project has been constructed in the year 2015 i.e. before the enforcement of the RERA Act, 2016.

6. On the basis of the facts, as submitted above by the respondent and the learned counsel for the complainant-Authority, it is clear that the impugned project has been constructed before the enforcement of the RERA Act, 2016, hence the question of violation of the provisions of Section 3 of the RERA Act, 2016 does not arise in this case.

This case, therefore, is dropped.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner