

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/721/2025

Authorised Representative of RERA

Complainant

Versus

M/s Tirupati Homes Limited

Respondent

Project: **TIRUPATI ENCLAVE**

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

For Respondents: Mr. Sahil Kumar, Advocate

24.09.2025

ORDER

1. Hearing taken up. Learned legal representative Mr. Rishav Raj appears on behalf of the complainant-Authority. Learned counsel Mr. Sahil Kumar appears on behalf of the respondent.

2. Learned counsel for the respondent reiterates his statement made on the last date of hearing stating therein that the respondent has not constructed any project in the name of "Tirupati Ashoka Enclave". He also submits that the project in the name of "Ashoka Enclave" has been constructed by the respondent but the said project was completed in 2013 i.e. before the enforcement of the Real Estate (Regulation and Development) Act, 2016. He further submits that he has already furnished a copy of the electricity bill and a copy of the development agreement. Apart from this, he has also furnished an affidavit to the above effect.

3. Learned counsel for the complainant-Authority submits that he has verified the contents of the affidavit and also the electricity bill, which makes it clear that the project "Ashoka Enclave" has been constructed before the enforcement of the RERA Act, 2016. He further submits that the contents of the affidavit that no apartment in the name of "Tirupati Ashoka Enclave" has been constructed by the respondent-company may be accepted, as only one project with the name of "Ashoka Enclave" has been found to have been constructed in the past.

4. Perused the records of the case. Since the case pertains to a project which has been constructed before the enforcement of the RERA Act, 2016 and the difference in the name of the project has been clarified by submitting an affidavit on behalf of the respondent, the same is accepted with the condition that if in future in case any such apartment in the name of “Tirupati Ashoka Enclave” is found to have been constructed by the respondent in violation of the provisions of Section 3 of the RERA Act, 2016, the respondent shall be liable for necessary penal action as per the provisions of law.

With the above observation, this case is dropped.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner