

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/673/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Ambar Developers Pvt. Ltd.

.....Respondent

Project: Ambar Apartment

Present: For Complainant: Ms. Ojaswi Ishani, Advocate

For Respondent: Mr. Awadhendra Kumar, Advocate

25/08/2025

ORDER

Hearing was last taken up on 26.06.2025 when Ms. Ojaswi Ishani, learned Legal Representative has appeared on behalf of the complainant/ Authority and Mr. Awadhendra Kumar, learned counsel had appeared on behalf of the respondent..The order was reserved in view of the direction given to the Legal Representative of the complainant to verify the veracity of the documents submitted by the respondent and accordingly submit a detailed reply thereby.

After due verification of the documents submitted by the respondent Mr. Shiv Sang Thakur, Legal Representative of the complainant/ Authority has submitted his report on 12.08.2025, which confirms that the map of the project having map no. P/AZIMABAD/PRN/5-691/99 was sanctioned way before enactment of the Real Estate (Regulation and Development) Act, 2016. The report also confirms that the name of the project is Ambar Tower and not Ambar Apartment and the copy of the various sale deeds of 2009 executed between the promoter and the respective purchasers of the flats in the project in question has been found to be correct. The Legal Representative has explicitly mentioned that the said documents substantiate the grounds to exclude the project from the ambit of the provisions of the Real Estate (Regulation and Development) Act, 2016 and has further recommended for dropping the case against the respondent.

Since the construction of the project in question has been completed in the year 2009, i.e. before the enforcement of the Real Estate (Regulation and Development) Act, 2016, hence the question of violation of Section 3 of the RERA Act does not arise at all.

In view of above fact, this case is, hereby, dropped.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar