

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/SM/668/2025**

**Authorised Representative of RERA**

**.....Complainant**

**Vs**

**M/s Devotion Homes Pvt. Ltd.**

**.....Respondent**

**Project: Ramshyam Enclave, Block-B**

**Present: For Complainant: Mr. Abhinay Priyadarshi, Advocate**

**For Respondent: Mr. Rahul Kumar, Director of the Company**

**25/08/2025**

**ORDER**

Hearing was last taken up on 04.08.2025 and the order was reserved in view of the direction given to the Legal Representative of the complainant when Mr. Abhinay Priyadarshi, learned Legal Representative had appeared on behalf of the complainant/ Authority and Mr. Rahul Srivastava, the Director of the Company had appeared in person.

The report was sought vide order dated 04.08.2025 from the Legal Representative of the complainant/ Authority. In compliance of the said order, a reply has been filed on behalf of the complainant/ Authority in which it is stated that the respondent company M/s Devotion Homes Pvt. Ltd. has not undertaken the project Ramshyam Enclave, Block-B. The said project has actually been executed by M/s Prakurti Construction and the copy of the sale deed bearing Deed No. 12783 dated 13.04.2011 executed between the promoter and a purchaser of one of the flats in the project in question has been verified and found to be correct. The Legal Representative of the Authority 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 accordingly recommended for dropping the case against the respondent.

Since the construction of the project in question has been completed in the year 2011 i.e. before 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