

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/725/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Raman & Kumar Construction Ltd.

.....Respondent

Project: Bhagwat Mansion

**Present: For Complainant: Ms. Ojaswi Ishani, Advocate
For Respondent: Mr. Sumit Kumar, Advocate**

29/05/2025

ORDER

This matter was last heard on 23.05.2025 when Ms. Ojaswi Ishani, learned counsel/ authorized representative had appeared on behalf of the complainant/ Authority and Mr. Sumit Kumar, learned counsel had appeared on behalf of the respondent.

On the submission made by learned counsel for the respondent on 23.05.2025 the learned counsel for the complainant/ Authority was asked to furnish a report after verifying the veracity of the documents submitted by the respondent and the matter was fixed for order after submission of the report. In compliance of the said direction, she has submitted her report on the same day which reads thus

1. "Promoter Name: M/s Raman and Kumar Construction.
2. Project Name: Bhagwat Mansion.
3. The respondent has submitted that the project was completed before the enactment of the RERA Act. For the same, the respondent has submitted sale deeds bearing no.5949 dated 05.05.2014 executed by the promoter in favour of the buyer named Sri Kumar Abhinav, which is found to be genuine.
4. Moreover, the respondent submits an electricity bill showing the electricity connection commencement date as 11.09.2010 under the name of Smt. Bandana kumara, attached to the project.
5. Thus, accordingly the case may be dropped against the respondent."

On perusal of the report submitted by the learned counsel for the complainant/ Authority, it is clear that the project in question has been developed in the year 2014 i.e. before enforcement of the Real Estate (Regulation and Development) Act, 2016. In such situation, the question of contravention of Section 3 of the RERA Act, 2016 does not arise at all and this suo motu case is fit

to be dropped and as such, no action is required to be taken against the respondent in the present case.

In view of above, this case is, accordingly, disposed of.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar