

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/SM/719/2025**

**Authorised Representative of RERA**

**.....Complainant**

**Vs**

**M/s Prasambi Design & Construction Pvt. Ltd.**

**.....Respondent**

**Project: Prasambhi Saryug Vihar Apartment**

**Present: For Complainant: Ms. Ojaswi Ishani, Advocate**

**For Respondent: Mr. Rahul Srivastava, 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. Rahul Srivastava, 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 details furnished 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 Prasambi Design and Construction Pvt. Ltd.
2. Project Name: Prasambi Saryug Vihar Apartment
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.6202 dated 07.03.2011 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 Shri Kumar Ajeet Kumar, 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 2011 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