

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/712/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Surya Nestbuild Ltd.

.....Respondent

Project: Surya Maha Laxmi Apartment, Block-B

Present: For Complainant: Ms. Ojaswi Ishani, Advocate

For Respondent: Mr. Yash Vardhan Singh, 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. Yash Vardhan Singh, 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 Surya Nestbuild Ltd.
2. Project Name: Surya Maha Laxmi Apartment, Block-B
3. Earlier, the respondent had submitted an Occupancy certificate, which failed to clarify for which apartment it was sanctioned for, hence, the Hon'ble court directed the respondent to submit any other proof to corroborate the same.
4. The respondent has submitted that the project was completed before the enactment of the RERA Act. The respondent submits an electricity bill showing the electricity connection commencement date as 13.12.2004 under the name of Shri Santosh Kumar Gupta, attached to the report.
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 2004 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