

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/710/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Shalimar Milestone Estate Pvt. Ltd.

.....Respondent

Project: Shree Raj Complex

**Present: For Complainant: Mr. Shiv Sang Thakur, Advocate
For Respondent: Mr. Sumit Kumar, Advocate**

29/05/2025

ORDER

This matter was last heard on 23.05.2025 when Mr. Shiv Sang Thakur, 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 details furnished by the respondent and the matter was fixed for order after submission of the report. In compliance of the said direction, he has submitted his report on the same day which reads thus:

1. "Promoter Name: M/s Shalimar Milestone Pvt. Ltd.
2. Project Name: Shree Raj Complex
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.28286 and 7371 dated 03.11.2012 and 15.03.2013 respectively executed by the promoter in favour of the buyers, which is found to be genuine. Moreover, the respondent submits electricity bill showing the electricity connection commencement date as 05.01.2005 under the name of Shri Shiv Raj Nandan Sharma attached to the project.
4. 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 2012-13 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