



REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Hon'ble Chairman Mr. Vivek Kumar Singh, RERA,
Bihar.

RERA/SM/475/2021

Authorised Representative of RERA.... Complainant
Vs

M/s Nadisa Developers Pvt. Ltd.Respondent

Project: **DAULAT NAGAR BABURA, KOILWAR ROAD**

Present: For Complainant: Mr. Rishikesh Rajan, Authorised
representative of RERA.

For Respondent: Mr. Aakash Deep, Adv.

27.08.2025

ORDER

1. Hearing taken up. Mr. Rishikesh Rajan, Authorised representative of RERA appears on behalf of the complainant. Learned counsel Mr. Aakash Deep appears on behalf of the respondent.
2. On the previous date copy of the technical report was furnished by the legal representative of RERA. A copy of the same was given to the respondent for their reply.
3. The respondents have submitted a reply. They have intimated that the respondent promoter had never advertised the alleged project after the enforcement of Real Estate (Regulation and Development) Act, 2016. They further submitted that the alleged project has been completed prior to the enforcement of RERA Act and that the Sale Deed of the concerned project has been taken place before the 01st May, 2017. They also submitted that the alleged project falls beyond the planning area. They have mentioned that the last Sale Deed of the alleged project was done on 15.04.2017.
4. From the perusal of the record, it transpires that the proceedings were initiated on the complaint of Md. Nasir Uddin and Others. In the said complaint also, the complainant has mentioned that the said land was purchased by them in 2015.

5. While the Legal Representative of RERA submits that the record with regard to Sale Deeds etc. can be procured from the concerned Circle Officer but given the material on record and in the absence of any concrete evidence with regard to transactions post RERA Act, the same exercise would only lead to further wastage of time.
6. In view of the material available on record and the contentions made by the learned counsel for the respondent, the matter is accordingly, dropped.

Sd/-
(Vivek Kumar Singh)
Chairman