



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/625/2024

Authorised Representative of RERA

.... Complainant

Vs

M/s APS Mass Pvt. Ltd.

....Respondent

Project: **KRISHNA ENCLAVE**

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

For Respondent: Mr. Sharad Shekhar, 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. Sharad Shekhar appears on behalf of the respondent.
2. Learned Legal Representative of RERA informs that the agreement for sale with regard to the said project is dated 12.06.2017. He further informs that the promoter had applied for registration in 2022 and the same was subsequently granted. However, prior to the grant of registration violation of Section 3 of the RERA Act was evident as per Legal Representative of RERA.
3. Countering the submissions of learned Legal Representative of RERA, learned counsel for the respondents submits that the Sale Agreement being referred and which is also on record as M/s Swastika Mangal Developers Pvt. Ltd. and the promoter Mr. Manish Kumar as a Director.
4. The evidence on record corroborates the contention of learned counsel for the respondent.
5. Learned Legal Representative of RERA says that as the matter was initiated on the complaint of an individual, he may be impleaded and notice be given to him. As the initiation of the proceedings itself is based on wrong documents filed by the complainant impleading him at this stage would not serve any purpose and will only linger the matter further.

In view of the facts and circumstances and the material available on record, the proceeding is hereby dropped.

Sd/-

(Vivek Kumar Singh)

Chairman