

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Single Bench of Mr. Ved Prakash,
Special Presiding Officer**

Case No: RERA/SM/661/2025

Authorised Representative of RERA

...Complainant

Versus

M/s. Anupam Developers Pvt Ltd

...Respondent

Project: Ganga Darshan

Present: For Authority: Shri Ankit Kumar, Legal Counsel

For Respondent: Sri Manoj Kumar Singh, Adv

25.09.2025

ORDER

1. The Real Estate Regulatory Authority, Bihar, issued a Suo motu show-cause notice on 05.02.2025 to the Director of the respondent company for advertising the project Ganga Darshan without registering with RERA ,Bihar and thereby contravening the provisions of Section 3 of the Real Estate (Regulation & Development) Act, 2016, The promoter was directed to show cause as to why proceedings under Sections 35, 59 of the Real Estate (Regulation & Development) Act, 2016, should not be initiated against them.
2. The learned counsel for the respondent submits that the said project Ganga Darshan was completed on 17.02.2015 much before the enforcement of RERA Act 2016 on 01.05.2017 and the promoter has submitted completion certificate before the then competent Authority Mukhia in Form XII. He further submits that sale deed No.4125 dated 14.03.2013 with respect to flat No.602 of the project Ganga Darshan was executed by the Sri Pradeep Kumar Sharma, Director of the respondent company in favour of the allottee /purchaser Professor Arun Kumar and delivery of possession of the flat was also handed over to the

allottee at the same time. He further submits that without completion of the project and flat, the delivery could not been given to the allottee.

3. Learned counsel further submits that one remaining vacant flat was sold to one allottee Yash Vardhan through sale deed No5763 dated 27.06.2017, which is not violation of the provisions of Section 3 of RERA Act 2016 in light of Guide Lines of RERA, Bihar. Hence show cause notice and present case against the promoter may be dropped.
4. The learned legal counsel for the Authority submits that the sale deed filed by the promoter shows that the promoter has delivered the flat and executed the sale deed in favour of allottee/purchaser in the year 2013 and completion certificate is also filed before the enforcement of RERA Act 2016.
5. After a thorough perusal of the evidence placed on the record, it appears that the respondent promoter has submitted the completion certificate in Form XII before the then competent Authority Mukhia Fatehpur Sabour in year 2015 and prior to that the promoter has delivered possession of flat No.602 of the project Ganga Darshan to an allottee namely Professor Arun Prasad Bhaga ,which support that the project Ganga Darshan was completed prior to enforcement of RERA Act 2016..
6. Hence on going through the record and considering the facts and circumstances, the case against the promoter for violation of Section 3 is not established. Accordingly show cause notice dated 05.02.2025 as well as Suo Motu case against the respondent promoter is dropped.

With these observations, the matter is disposed of.

Sd/-
Ved Prakash
Special Presiding Officer
RERA BIHAR