

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Single Bench of Mr. Ved Prakash,
Special Presiding Officer

Case No: RERA/SM/136/2018

Authorised Representative of RERA

...Complainant

Versus

M/s. Aakriti Buildcon Pvt. Ltd.

...Respondent

Project: Pranjal Enclave

Present: For Authority : Shri Ankit Kumar, Advocate.

For Respondent: Shri Sharad Sekhar, Advocate.

20.03.2025

ORDER

1. The Real Estate Regulatory Authority, Bihar, issued a suo motu show-cause notice on 25.07.2018 to the Director of the respondent company for contravening Section 3 of the Real Estate (Regulation & Development) Act, 2016, regarding the project "Pranjal Enclave" for making advertisement without registration of the project with RERA, Bihar. The promoter was directed to show cause as to why proceedings under Section 59 of the Real Estate (Regulation & Development) Act, 2016, should not be initiated against them.
2. Perused the record. The promoter submitted a reply dated 23.10.2024, stating therein that the project 'Aakriti's Pranjal Apartment' was developed and completed in the year 2012 by the respondent company. The concerned allottees of the project have been residing there in for the last 12 years. The promoter also submitted copies of Absolute Sale — Deed No. 18761 dated 25.06.2012 and Deed No. 1459 dated 23.01.2013.
3. Upon going through the records and considering the facts and circumstances, the Authority agrees with the respondent company's contention that no violation of Section 3 of the RERA Act, 2016, has been established against them. Accordingly, the case against the respondent promoter is dropped.

With these observations, the matter is disposed of.

Sd/-
Ved Prakash
Special Presiding Officer