

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

Case No: RERA/SM/432/2019

Authorised Representative of RERA

...Complainant

Versus

M/s. Apna Awas Construction Pvt. Ltd.

...Respondent

Project: Nagendra Niwas at Patna

Present: For Authority : Shri Ankit Kumar, Advocate.

For Respondent: Shri Amit Singh, Advocate.

16.01.2025

ORDER

1. The Real Estate Regulatory Authority, Bihar, issued a suo motu show-cause notice on 30.08.2019 to the Director of the respondent company for contravening Section 3 of the Real Estate (Regulation & Development) Act, 2016, regarding the project "Nagendra Niwas at Patna," for not registering 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. The records were perused, and the promoter submitted a reply dated 19.12.2024, stating therein that the map of the project was sanctioned in the year 2012, and the project was completed and handed over to the purchaser in 2016.
3. The technical team of RERA visited the site and submitted a report dated 04.12.2024, stating that the project was completed in the year 2012. Upon inquiry, the allottees stated that they had been living in the said building since 2016.
4. 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.

With these observations, the matter is disposed of.

Sd/-
Ved Prakash
Special Presiding Officer