

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh,
RERA, Bihar**

RERA/SM/668/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Devotion Homes Pvt. Ltd.

.....Respondent

Project: Ramshyam Enclave, Block-B

**Present: For the Complainant: Mr. Abhinay Priyadarshi, Advocate
For the Respondent: Mr. Rahul Kumar, Director of the
Company (in person)**

04.08.2025

PROCEEDING

Hearing taken up. Mr. Abhinay Priyadarshi, learned Authorised Representative on behalf of the complainant/Authority is present.

Mr. Rahul Kumar, one of the Directors of M/s Devotion Homes Pvt. Ltd., appears in person and submits a copy of the Company information taken out from the Ministry of Corporate Affairs portal, which mentions that the date of incorporation of the Company was 27.07.2016 and the Company has been struck off as per the present status. He further submits that the said Company was incorporated in the year 2016 and was struck off in the year 2018. The said Company could not construct any project during the period when it was alive. He further submits that the project in question had been constructed by one M/s Prakriti Construction and he furnishes a copy of the registered absolute sale deed pertaining to the project "Ramshyam Enclave Block-B", which has been sold by the Developers concerned i.e., "M/s Prakriti Construction" to one Smt. Reeta Kumari. He further submits that the sale deed was registered in the year 2011 i.e., before the enforcement of the Real Estate (Regulation and Development) Act, 2016. He further submits that he was a tenant in the said apartment and the said apartment was not owned/constructed by him.

Learned counsel for the complainant/Authority is requested to verify the details (absolute sale deed submitted by the respondent) and submit a report within two days.

Order is reserved.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar