

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/678/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Balaji Dream Homes Pvt. Ltd.

.....Respondent

Project: Dream Homes Apartment

**Present: For Complainant: Mr. Abhinay Priyadarshi, Advocate
For Respondent: Mr. Rajiv Ranjan, Director**

05/08/2025

PROCEEDING

Hearing taken up. Mr. Abhinay Priyadarshi, learned counsel for the complainant/ Authority is present. Mr. Rajiv Ranjan, who is one of the Directors of Balaji Dream Homes Pvt. Ltd., is present.

The Director of the respondent company submits that he had constructed the project in the name of Dream Homes before inception of RERA and as such, violation of Section 3 of the Bihar Real Estate (Regulation and Development) Act, 2016 in this case does not arise. He, however, submits that there are two projects which have been taken up by the respondent after enforcement of the RERA Act in the name of Dream Homes and both are having RERA registration.

He is directed to submit the details in support of his statement. He is further directed to furnish the details proving the fact that the said projects as is being committed by him have been completed prior to enforcement of the RERA Act. For this, he may submit a copy of the registered sale deed pertaining to the said apartment, electricity bill or any other such documents so as to prove the veracity of his statement. He seeks time for submitting the same. Time so sought is allowed.

Put up on 10.09.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar