

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/SM/679/2025**

Authorised Representative of RERA .... Complainant

Vs.

M/s Metro Sky Construction Pvt. Ltd. ....Respondent

Project: **RAJ ENCLAVE**

Present: For Complainant: Mr. Abhinay Priyadarshi,

Legal Representative

For Respondents:Mr. Vinod Kumar Sinha, Advocate

**10.09.2025**

**ORDER**

1. Hearing taken up. Learned legal representative Mr. Abhinay Priyadarshi appears on behalf of the complainant-Authority.Learned counsel Mr. Vinod Kumar Sinha appears on behalf of the respondents.

2. Learned counsel for the complainant-Authority submits that he has already gone through the details of the present case and in a matter pertaining to the same project, a *suo motu* case bearing RERA/SM/471/2021 had been initiated against which after due hearing the parties, learned court of the Adjudicating Officer vide order dated 04.07.2024 had passed an order wherein the allegation against the respondent for violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016 was not found correct and hence had been dropped.

3. Learned counsel for the complainant-Authority submits that it is by mistake that the present RERA/SM/679/2025 has been initiated for the same project which has earlier been taken up by the Authority. He also submits that in view of the order dated 04.07.2024 passed in RERA/SM/471/2021 pertaining to the same project, this proceeding may be dropped.

4. In view of the above fact that since the matter has already been heard and the same was dropped vide order dated 04.07.2024 passed in RERA/SM/471/2021, this *suo motu* proceeding is hereby dropped.

Sd/-

**(Sanjaya Kumar Singh)**  
**Inquiry Commissioner**