

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/705/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Badal Construction Pvt. Ltd.

.....Respondent

Project: VAISHALI ENCLAVE APARTMENT BLOCK-A

**Present: For the Complainant: Mr. Shiv Sang Thakur, Advocate
For the Respondent: Mr. Kundan Kumar, M.D. of the
Company (in person)**

23.05.2025

PROCEEDING

Hearing taken up. Mr. Shiv Sang Thakur, learned Authorised Representative on behalf of the complainant/Authority is present.

Shri Kundan Kumar, Managing Director of the respondent-Company is present in person. He submits that the construction of the project: Vaishali Enclave Apartment had been initiated in the year 2008 and he shows the original copy of the sanctioned map issued by the Patna Municipal Corporation, vide PNR-5-485/2007-08, and the sanctioned map had been accorded permission on 26.09.2008. The said map is bearing the signature of the Executive Engineer, PRDA (Dissolved), Patna Municipal Corporation. The date of signature is dated 17th of October, 2008. He also submits that the said apartment comprises of 16 flats in all and the sale deed pertaining to all the 16 flats had been executed vide registered documents way back in the year 2011 i.e., much before the enforcement of the Real Estate (Regulation and Development) Act, 2016. He presents xerox copy of all those deeds during the hearing. He is requested to submit a copy of such sale agreement at least for one flat as an evidence to prove his point that the said flat had been completed and the sale deed had been executed in the year 2011. He also submits that a *suo motu* case pertaining to the same project had earlier been initiated by the Authority vide RERA/SM/277/2018 and on submission of the facts and evidences as has been

stated presently, the learned Bench of the Authority had been pleased to close this case.

Learned counsel for the complainant/Authority is requested to verify the veracity of that case and submit a report to this effect today itself.

Put up for orders once the report is submitted.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar