

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/712/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Surya Nestbuild Ltd.

.....Respondent

Project: SURYA MAHA LAXMI APARTMENT BLOCK-B

**Present: For the Complainant: Ms. Ojaswi Ishani, Advocate
For the Respondent: Mr. Yash Vardhan Singh, Advocate**

23.05.2025

PROCEEDING

Hearing taken up. Ms. Ojaswi Ishani, learned counsel appears on behalf of the complainant/Authority and Mr. Yash Vardhan Singh, learned counsel appears for the respondent-Company.

The learned counsel for the respondent furnishes a photo copy of the electricity bill issued by the Patna Electric Supply Undertaking (PESU). He submits that on the last date of hearing, he had also submitted occupancy certificate of same plot and presently, he is submitting photo copies of the electricity bill pertaining to Flat No.B/102 of Surya Maha Laxmi Apartment i.e., the project in question. He further says that Flat No.B/102 clearly signifies that the said flat is pertaining to Block-B only of the said project.

A perusal of the said bill further shows that the said bill had been generated on 04th of December, 2004, meaning thereby that the project in question had been completed in the year 2004 i.e., much before the coming into force of the Real Estate (Regulation and Development) Act, 2016. Hence, the question of action regarding contravention of Section 3 of the RERA Act does not arise at all.

Learned counsel for the respondent furnishes a photo copy of the same documents submitted before this Court to the learned counsel for the complainant/Authority.

Learned counsel for the complainant/Authority is requested to verify the details and submit a report today itself.

Put up for orders once the report is submitted.

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