



REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Single Bench of Hon'ble Chairman, Mr.
Vivek Kumar Singh,
RERA Bihar.

RERA/SM/612/2023

Authorised Representative of RERA..... Complainant

Vs.

M/s Shreeya Construction Pvt. Ltd..... Respondent

Project:-ARPANA ENCLAVE

PROCEEDING

14.11.2024

1. Hearing taken up. Mr. Rishikesh Rajan, LR, appears for the complainant. Mr. Sanjay Kumar, Director of the respondent – company, is present. Ms. Chhaya Kirti, Advocate, appears for the landowner.

2. Learned counsel for the landowner avers that in course of the Lok Adalat's proceeding dated 17.01.2020, the respondent – company had virtually admitted that the building was not complete till then, and that rather it was an ongoing project. She further submits that she will furnish the documents on affidavit within fortnight to show that the work was in progress even after the enactment of RERA Act.

3. Mr. Sanjay Kumar, Director of the respondent – company, submits that he has already furnished his reply and he has also submitted the completion certificate with regard to the said project.

4. Learned Legal Representative appearing for the complainant submits that the completion certificate has not been authenticated by the competent Authority which needs also to be done. The occupancy certificate with regard to the project has



not been submitted by the respondent. The same may be procured from the competent Authority by the respondent.

5. It also transpires from the record that the electric connection of the project in question was taken on 6th May, 2019, a date, which post -dates the enactment of the RERA Act. The onus to prove that no electric connection was required till 6th May, 2019 lies with the respondent - promoter who may explain by the aforesaid filing submission in very specific terms within a fortnight.

6. Put up for hearing on 09.01.2025.

Sd/-
(Vivek Kumar Singh)
Chairman