

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/724/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Tirupati Homes Ltd.

.....Respondent

Project: Shailja Matheshwari Enclave/ Shail Maheshwari

Present: For Complainant: Mr. Rishav Raj, Advocate

For Respondent: Mr. Sahil Kumar, Advocate

30/10/2025

PROCEEDING

Hearing taken up. Mr. Rishav Raj, learned counsel for the complainant/ Authority is present. Mr. Sahil Kumar, learned counsel for the respondent is also present.

Learned counsel for the respondent submits that he has already filed a detailed report annexing the absolute sale deed pertaining to the project in question which clearly confirms that the said sale deed has been executed between the respondent and one respective flat buyer on 29.03.2017 i.e. before enforcement of the RERA Act, 2016. He further submits that though the complaint mentions project name as 'Shailja Maheshwari' but the actual project in question is 'Shail Maheshwari' and not as mentioned as the impugned project.

Learned counsel for the complainant/ Authority is directed to study the details filed by the respondent and furnish a detailed report along with an explicit opinion regarding veracity of the statement made by the learned counsel for the respondent.

This Bench also directs the members of the Technical/ Legal Wing of the complainant/ Authority to furnish their report latest within three days in all probability so that final order be passed in this matter accordingly after examining all the relevant documents.

Order is reserved.

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