

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Single Bench of Mrs Nupur Banerjee**

**Case No.RERA/SM/19/2018, 20/2018, 21/2018, 22/2018**

**Authorised Representative of RERA .....Complainant**

**Vs**

**M/s Technoculture Building Centre Pvt. Ltd. ....Respondent**

**Project: Vastu Vihar**

**Present: For Complainant: Mr. Rishikesh Rajan, L.R.**

**For Respondent : Mr. Ravi Shankar, Advocate**

**02/02/2023**

**PROCEEDING**

Hearing taken up. Both the parties are present.

Learned counsel for the Authority submits that the respondent has advertised the project and the project has been launched but the project is not registered with the RERA.

Learned counsel for the respondent submits that on 3<sup>rd</sup> May, 2018 suo moto notice has been issued. In response to the said notice the respondent has filed its reply. He submits that the project is beyond the planning area, therefore, there is no necessity to register the project with the RERA according to Section 3 of the RERA Act. The respondent has filed an application for registration on 28.01.2019 which was accorded and valid up to 30.04.2019. The project has already been completed and O.C. and C.C. has been obtained. The respondent has deposited Rs.5 lakh as fine.

The Authority observes that fine has already been paid for not registering the project earlier and now the project has been registered and fine has already been paid. Only completion certificate has to be submitted which the respondent has obtained from the competent authority and after getting the completion certificate the case will be disposed of.

Put up for orders on 28.02.2023.

Sd/-

Nupur Banerjee  
Member

