

**Before the Bench of Mrs. Nupur Banerjee, Member (RERA), Bihar.**

**Case No. RERA/SM/528/2022**

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

**Vs.**

**M/s Arch Group Pvt. Ltd. .... Respondent**

**PROJECT: (1)Anand Lok, (2)Anand Lok II (3)Arch  
Garden (4) Asavari Gram at Naubatpur**

**Present: For Complainant: Sri Abhinay Kumar, Advocate**

**For Respondent: Sri Sharad Shekhar, Advocate**

**PROCEEDING**

02/12/2022

Hearing taken up. Sri Abhinay Priyadarshi, Advocate, appears for the Authority. Learned counsel Mr. Sharad Shekhar, Advocate, appears for the respondent.

Learned counsel for complainant submits that the promoter has made advertisement of the project without getting it registered with the Authority. He further submits that respondent has violated Section 3 of the Act and is liable to pay the penalty for that.

Learned counsel for the respondent states that in compliance of the notice dated 10.6.2022, he has filed reply today through email and a hard copy thereof will be submitted on Monday. He further states that since the project does not come within the planning area and the land is situated within the Panchayat area, so, Section 3 of the RERA Act would not apply and hence, he states that the promoter may be exonerated from the present proceeding.

Put up for further hearing on 3.2.2023 for response of the learned counsel for Authority on the reply filed by respondent.

**Sd/-  
Nupur Banerjee  
Member**