

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Double Bench of Mr Naveen Verma, Chairman,  
& Mrs Nupur Banerjee, Members**

**Case No. RERA/SM/03/2018, 04/2018**

**Authorized Representative of RERA.....Complainant**

**Vs**

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

**Project: Vastu Vihar Chapra-1/ Chapra-2**

**Present: For Complainant: Mr. Jainandra Pradhan, L.R.  
For Respondent: Mr. Surendra Kishore Thakur, Adv.**

**HEARING THROUGH PHYSICAL MODE**

**21/06/2022**

**PROCEEDING**

Hearing taken up. Both the parties are present.

Learned counsel for the promoter seeks time.

Perused the records.

It appears that in pursuance to the notice dated 3<sup>rd</sup> May, 2018 a reply was filed by the promoter stating that the registration was not necessary for the project because it was not come within the planning area and that they would get the project registered when suitable directions are issued by the competent authority.

Learned counsel for the Authority also points out that an advertisement was issued on 24.09.2018 by the promoter regarding various types of apartments on sale which is a clear violation of Section 3 of the RERA Act.

Learned counsel for the promoter submits that this project has since been registered and the completion certificate has been given.

The only issue is whether the advertisement was before registration and there was violation of Section 3 of the Act or not and if so, what would be the quantum of penalty.

Let a copy of this advertisement be sent to the promoter.

Time is allowed, as requested by the promoter.

Put up on 18.08.2022.

Sd/-

**Nupur Banerjee  
Member**

Sd/-

**Naveen Verma  
Chairman**