



REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Hon'ble Chairman Mr. Vivek Kumar Singh, RERA,
Bihar.

RERA/SM/161/2018

Authorised Representative of RERA	Complainant
	Vs	
M/s Praya Engicon & Property Pvt. Ltd.	Respondent

Project: **Savitri Enclave Patna**

Present: For Complainant: Mr. Rishikesh Rajan, Advocate
For Respondents : None

13.08.2025

ORDER

1. Hearing taken up. Learned counsel Mr. Rishikesh Rajan appears on behalf of the RERA. Respondents are absent.
2. This case was initiated against the project, namely, Savitri Enclave Patna which was advertised and bookings were made by the respondent M/s Praya Engicon & Property Pvt. Ltd. A *suo motu* notice was issued to the respondents on 30.07.2018 to show cause as to why proceeding under Section 35 and 59(1) of the Real Estate (Regulation & Development) Act, 2016 be not initiated against the company and its Directors/official for non-compliance of the provisions of Section 3 of the RERA Act, 2016.
3. In the last proceeding dated 06.05.2024, the Authority directed the office to issue notice to the respondents for appearance and filing reply on the next date of hearing and in compliance thereof, the office issued notice on 27.06.2024 but on 14.05.25 respondents have appeared through their counsel but till date they have not filed the reply despite several opportunities. Today also, respondents have failed to appear or file their reply.
4. In view of the documents on record, it is evident that the advertisement with regard to the project, namely, Savitri Enclave Patna was made by M/s Praya Engicon & Property Pvt. Ltd. It is established that the respondent company has contravened the provisions of Section 3 of the RERA Act, 2016 by not registering the project with the Real Estate Regulatory Authority, Bihar. Hence, the Authority is levying a penalty of Rs.10,00,000/-

(Rupees Ten Lakh) upon the promoter, namely, M/s Praya Engicon & Property Pvt. Ltd as per Section 59(1) of the RERA Act, 2016. The quantum of the penalty has been based on the generally presumed value of the project based on the prevailing rates. In case the respondent feels otherwise, they may say it on record so that precise evaluation can be then done by the Technical Wing of RERA, and the penalty amount can correspondingly be recalibrated. The Authority directs the respondent company and its Director to pay the penalty amount within sixty days and to get the project registered with RERA Bihar. The Authority further directs the respondent to remove all the advertisement of the project, namely, Savitri Enclave Patna from all mediums within fortnight.

5. The respondent-promoter, namely, M/s Praya Engicon & Property Pvt. Ltd is directed to comply the order within sixty days, failing which further action under Section 59(2) of the RERA Act, 2016 would be taken against the promoter.

The matter is, accordingly, disposed of.

Sd/-

(Vivek Kumar Singh)

Chairman