

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Special Presiding officer,

Mr. Ved Prakash, RERA, Bihar

Case No: RERA/SM/214/2018

Authorised Representative of RERA

...Complainant

Versus

M/s. Ravi Ranjan Construction Pvt. Ltd.

...Respondent

Project: Sahay Complex, Babu Bazar, Arrah

Present: For Authority: Shri Abhinay Priyadarshi, Advocate

For Respondent: Ms. Kriti Suman, Advocate

06.03.2025

ORDER

The matter was last heard on 19-02-2025 and was put up for order on 24-09-2018.

1. The Real Estate Regulatory Authority, Bihar issued a Suo Motu show- cause notice on 24.09.2018 to the respondent company for contravention of section 3 of the Real Estate (Regulation & Development) Act 2016 by advertising and taking booking in the Project Sahay Complex, Babu Bazar, Arrah without registering the Project with RERA, Bihar. Further, the Promoters were directed to show cause as to why proceedings under Sections 35& 59 of the Real Estate (Regulation & Development) Act 2016 may not be initiated against them.
2. The respondent filed a reply stating that the respondent has applied for the registration of the project but the same was rejected due to non-submissions of documents. It has been further submitted that

due to conflict with landowner, the project was dropped out. It has been further submitted that respondent has already paid Rs.5 lakhs as penalty with the Authority at the time of application for the registration of the said project and prays to drop this proceeding.

3. The Account section of the Authority confirmed that the above said penalty amount was deposited on 15-10-2018 by the respondent-promoter.
4. Perused the materials placed on record, considering the submissions of respondent and going through the record it appears that project is as on date dropped out and the penalty amount of Rs.5 lakh is already paid. Hence, the Suo Motu proceeding initiated under Sections 35& 59 of the Real Estate (Regulation & Development) Act 2016 vide show- cause notice dated 24.09.2018 for violation of section 3 of the Real Estate (Regulation & Development) Act 2016 is being dropped against the respondent company with respect to project Sahay Complex, Babu Bazar, Arrah. However, Promoter will be liable in accordance to the provision of the RERA Act, 2016, if, any complaint under section 31 of the Act pertaining to this project received with Authority in future.

With these observations, the matter is disposed of.

Sd/-
(Ved Prakash)
Special Presiding Officer
RERA, Bihar