



## **REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/SM/217/2018**

Authorised Representative of RERA ..... Complainant  
Vs  
M/s Gita Vihar Developers Pvt. Ltd. ....Respondent

Project: **MOTIMOHAL CITY, BIHTA-VIKRAM, ROAD**

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, Motimohal City, Bihta-Vikram, Road which was advertised and bookings were made by the respondent M/s Gita Vihar Developers Pvt. Ltd. A *suo motu* notice was issued to the respondents on 24.09.2018 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 proceeding dated 14-05-2025, the Authority directed the office to issue public notice for appearance of the respondent on the next date of hearing and in compliance thereof, the office issued public notice on 02-07-2025 but till date neither the respondent has appeared nor filed any reply. The Authority also notes that despite several opportunities given to the respondents, they 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, Motimohal City, Bihta-Vikram, Road was made by M/s Gita Vihar Developers 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 Gita Vihar Developers 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, Motimohal City, Bihta-Vikram, Road from all mediums within fortnight.

5. The respondent-promoter, namely, M/s Gita Vihar Developers 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