



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/370/2019

Authorised Representative of RERA Complainant
Vs
M/s Amar Jyoti Developers Pvt. Ltd.Respondent

Project: **AMAR JYOTI ICON RESIDENCY, MUZAFFARPUR**

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, Amar Jyoti Icon Residency, Muzaffarpur which was advertised and bookings were made by the respondent M/s Amar Jyoti Developers Pvt. Ltd. A *suo motu* notice was issued to the respondents on 07.02.2019 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.
1. In the proceeding dated 14-05-2025, the Authority directed the office to issue notice to the respondent for appearance on the next date of hearing and in compliance thereof, the office issued notice on 08.08.2024 and in the proceedings dated 03.10.23, 11.12.2023, 09.02.2024, 30.04.2024 and 25.06.2024, the respondents have appeared through their counsel but they did not file reply. Pursuant to the last proceeding dated 14.05.2025, as the respondents did not appear, the Authority directed to issue public notice to the respondents. Today also, the respondents are absent.
2. The Authority takes note of the technical report placed on record for the project namely Amar Jyoti Icon Residency and the estimated cost of the project is Rs. 21,46,84,390/-.

3. In view of the documents on record, it is evident that the advertisement with regard to the project, namely, Amar Jyoti Icon Residency, Muzaffarpur was made by M/s Amar Jyoti 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 Amar Jyoti Developers Pvt. Ltd. as per Section 59(1) of the RERA Act, 2016 which is less than 1% of the estimated cost of the project. 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, from all mediums within fortnight.
4. The Authority further imposes a penalty of Rs. 5,00,000/- on the respondent and its Director's under Section 61 of the Act for violating Section 11(2) of the RERA Act which is less than 1% of the estimated cost of the project. The Authority directs the respondent company and its Directors to pay the penalty amount within sixty days.
5. The respondent-promoter, namely, M/s Amar Jyoti 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