



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

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

**RERA/SM/423/2019**

Authorised Representative of RERA .... Complainant  
Vs  
M/s Agrani Homes Real Marketing Pvt. Ltd. ....Respondent

Project: **CRYSTAL AVENUE, PATNA**

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

**19.09.2025**

### **ORDER**

1. Hearing taken up. Learned legal representative Mr. Rishikesh Rajan appears on behalf of the RERA. Respondents are absent.
2. The case pertains to a project named as Crystal Avenue, Patna which has been advertised by the respondents. As per records, a total area of land 30 Bighas with G+7 construction with location at Khagaul was advertised.
3. After affording several opportunities, the respondents have failed to submit any reply. There appears to be no reason to delay the matter further. Therefore, the Authority is constrained to pass ex-parte order considering the evidence on record.
4. The scale of the property mentioned in the advertisement, given a penalty of Rs.10 lakh would be appropriate and within the penalty ceiling amount as prescribed by the RERA Act, 2016. In case the respondents feel that the amount is records 10% value of the property, they are at liberty to approach the Authority again for a detailed technical report.
5. As of now, as per the documents available on record and the pleadings, a penalty of Rs.10 lakh is imposed upon the respondents under section 59(1) of the Act. A further penalty of Rs. 1 Lakh is imposed for violation of Section 11(2) of the Act.
6. The penalty amount of Rs. 11 lakh, as mentioned above, shall be paid by the respondent company within sixty (60) days from the date of issuance of this order. Failure to comply with this direction will attract further action under Section 59(2) of the Real Estate Regulation and Development) Act, 2016.

With the above direction, this matter is disposed of.

**Sd/-**  
**(Vivek Kumar Singh)**  
Chairman