



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

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

**RERA/SM/487/2021**

Authorised Representative of RERA .... Complainant  
Vs  
M/s Sankalp Pariwar Infrastructure Service Pvt. Ltd. ....Respondent

Project: **BIKRAM, ARA AND JAGDISHPUR**

Present: For Complainant: Mr. Rishikesh Rajan, Legal  
Representative

For Respondents : None

**22.08.2025**

### **ORDER**

1. Hearing taken up. Learned legal representative Mr. Rishikesh Rajan appears on behalf of the RERA. Respondents are absent.
2. This case was initiated against the project at namely, Bikram, Ara and Jagdishpur which were advertised and bookings were made by the respondent M/s Sankalp Pariwar Infrastructure Service Pvt. Ltd. A suo motu notice was issued to the respondents on 03.08.2021 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. The Authority notes that even after public notice issued for appearance of the respondents they have not turned up.
4. The Learned legal representative submits that the respondents have not submitted even a single document to support their reply and the same is also evident from the records. The respondents, according to him, have blatantly violated Section 3 of the RERA Act.
5. In view of the documents on record, it is evident that the advertisement with regard to the project, namely at Bikram, Ara and Jagdishpur was made by M/s Sankalp Pariwar Infrastructure Service 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 lacs upon the promoter, namely M/s Sankalp Pariwar Infrastructure Service Pvt. Ltd. and its directors as per Section 59(1) of the RERA Act, 2016. The Authority directs the respondent company and its Directors, namely, Praveen Kumar and Mr. Amarnath Kumar 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, Sushila Kaushalya Tower from all mediums within fortnight.

6. The respondent-promoter, namely, M/s Sankalp Pariwar Infrastructure Service Pvt. Ltd. is directed to comply with the order within sixty days, failing which further action under Section 59(2) of the RERA Act, 2016 would be taken against the promoter.
7. The Authority further directs the office to issue a letter to the I.G. Registration, Bihar to issue letter to all the concerned DSRS's / Sub-Registrars of Patna and Ara to impose a blanket ban on execution of sale deed for the project at namely Bikram, Ara and Jagdishpur of the respondent - M/s Sankalp Pariwar Infrastructure Service Pvt. Ltd.
8. The Authority further directs the office to issue a letter to the Circle Officer of the concerned Anchal not to mutate any land pertaining to the said projects, of the respondent company and its Directors.

With these observations and directions, the matter is disposed of.

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