



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/534/2022

Authorised Representative of RERA

.... Complainant

Vs

M/s Creastate Infra Homes Pvt. Ltd.

.... Respondent

Project: **Silicon City**

Present: For Complainant: Mr. Rishikesh Rajan, Authorised
Representative of RERA,
Mr. Alok Prasad (complainant in this case)

For Respondent: None

22/08/2025

ORDER

1. Hearing taken up. Mr. Rishikesh Rajan, Authorised Representative of RERA appears on behalf of RERA. Mr. Alok Prasad, on whose complaint this proceeding was initiated, appears. Respondent is absent.
2. The complainant submits a set of papers which inter-alia contains (a) the plotted map of the project Silicon City (b) location map of the aforesaid project (c) proposed payment plan dated 29.09.2017.
3. Though, the respondents have appeared on the previous date of hearing i.e. 17.07.2025, they have not bothered to come today. They have filed nothing to disprove or counter the case made out for violation of Section 3 of the Real Estate (Regulation and Development) Act, 2017. In such circumstances, there seems to be no reason to delay the proceeding further. Accordingly, the matter is being disposed of on the basis of documents available on record.
4. From the documents submitted by the complainant, two things are clear (i) that the project in question was continuing after the enactment of the RERA Act and (b) plots were developed, advertised and intended to be sold in contravention to the provisions of the RERA Act.

5. In view of the documents on record, it is evident that the advertisement with regard to the project mentioned above was made by M/s Creastate Infra Homes 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 Lakh as per Section 59(1) upon the promoter, namely, M/s Creastate Infra Homes Pvt. Ltd. and its Directors.
6. The Authority further directs the office to issue a letter to the I.G. Registration, Bihar to issue letter to all the concerned DSRs / Sub-Registrars of Patna to impose a blanket ban on execution of sale deed for the project namely Silicon City - M/s Creastate Infra Homes Pvt. Ltd and its Directors.
7. The Authority further imposes an additional penalty of Rs. 5 lakh as per Section 61 of the Act on the respondent company and its Directors for unauthorised advertisement in contravention of Section 11(2) of the Act.
8. The Authority further directs the Circle Officer of the concerned Anchal not to mutate any land pertaining to the said project by the respondent company - M/s Creastate Infra Homes Pvt. Ltd and its Directors.
9. The total penalty amount, 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 these observations and directions, the matter is disposed of.

Sd/-
(Vivek Kumar Singh)
Chairman