



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/535/2022

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

Project: **AGRANI I.O.C.NAGAR**

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

17.07.2025

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, Agrani I.O.C. Nagar which was advertised and bookings were made by the respondent M/s Agrani Homes Pvt. Ltd. A *suo motu* notice was issued to the respondents on 08.07.2022 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 last proceeding dated 21.05.2025, the Authority directed the office to issue notice to the respondent for appearance and filing reply on the next date of hearing and in compliance thereof, the office issued notice on 25.06.2025 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, M/s AGRANI I.O.C.NAGAR. was made by M/s Agrani 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.10,00,000/- (Rupees Ten Lakh) upon the promoter, namely, M/s Agrani Homes

Pvt. Ltd. as per Section 59(1) of the RERA Act, 2016. The Authority directs the respondent company and its Director, Mr. Alok 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, from all mediums within fortnight.

5. The respondent-promoter, namely, M/s Agrani Homes 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.
6. The matter is, accordingly, disposed of.

Sd/-
(Vivek Kumar Singh)
Chairman