



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/538/2022

Authorised Representative of RERA

.... Complainant

Vs

M/s Sai Shrinkhala Developers Pvt. Ltd.

.... Respondent

Project: **SUBH's SAI SIDHESHWAR DHAM**

Present: For Complainant: Mr. Rishikesh Rajan, Authorised
Representative of RERA.

For Respondent: None

22/08/2025

ORDER

1. Hearing taken up. Mr. Rishikesh Rajan, Authorised Representative of RERA appears on behalf of RERA. Nobody appears on behalf of the respondent or complainant. Though, both of them had prior knowledge of the proceeding. In the circumstances, the matter is being analyzed and adjudicated as per the documents available on record.
2. From the technical report based on the site visit report dated 12.07.2025, it transpires (i) periphery boundary wall along with sides of the plots were demarcated and was clearly visible in the project (ii) though the promoters had applied for registration, they had paid only Rs.1,38,800/- against the total registration fee Rs.8,38,620/- and (iii) the project was not yet complete and (iv) the project value was Rs.1,984 Lakh.
3. In the light of the documents available on record particularly, the technical report submitted by the Technical Wing of RERA, Bihar after the site visit on 12.07.2025, the following observations and directions are passed in the case :-
 - a. 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 and its Directors.

- b. 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 Gaya to impose a blanket ban on execution of sale deed for the said project by the respondent company and its Directors.
 - c. 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 project above mentioned of the respondent company and its Directors.
4. 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.
5. With these observations and directions, the matter is disposed of.

Sd/-

(Vivek Kumar Singh)

Chairman