



**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

RERA/SM/592/2023

Authorised Representative of RERA ..... Complainant

Vs.

M/s Timeless Infrastructure Pvt. Ltd..... Respondent

For the complainant: Mr. Rishikesh Rajan, Legal

Representative of RERA

For the Respondent : Mr. Kashif Yunus, Advocate

**Project:-WASIM APARTMENT**

**20.03.2025**

**ORDER**

1. Hearing taken up. Mr. Rishikesh Rajan, Legal Representative, appears on behalf of RERA. Learned counsel Mr. Punit Kumar appears on behalf of the complainant. Learned counsel Mr. Kashif Yunus appears on behalf of the landowner. The respondent - promoter is absent.
2. On the last date (09.01.2025) the Technical Team was directed to inspect the site and submit a detailed report on two points : (a) whether the concerned project falls in the Planning Area or not and (b) the physical status of the project.
3. Accordingly, the site visit was done on 22.02.2025 by the Technical Team which concluded that Mauza "Nohsa" falls within Phulwari Planning area and at present allottees are residing up to G+3 while the finishing works were being done on 4<sup>th</sup> floor and on 5<sup>th</sup> floor and brickwork and internal plaster was going on. It proves that the project in question is an ongoing project and lies within the

Planning Area, and is, therefore, covered by the provisions of the RERA Act.

4. From the report of the Technical Team, it is concluded that the building is being constructed in violation of Section 3 of the RERA Act and, therefore, the promoter is liable for action as per law.
5. Learned counsel for the landlord informs that the original Director of the respondent – company is no more and his legal heir has not been able to substantively complete the remaining work of the project and, therefore, residents were trying to do maintenance and remaining work of the concerned project on their own.
6. Learned counsel for the complainant informs that as per Company Act, legal heir of the Director is liable for compliance as required under the Act.
7. Having gone through the record and the submissions of the parties, the Authority imposes a penalty of Rs.1 lakh against the Promoters/ Promoter's legal heir as per Section 59(1) of the RERA Act. In the ratio as worked out with regard to the ownership of flats in the development agreement. If the Promoter legal heir fails to adhere to this order within 60 days, then appropriate legal steps would accordingly be taken under Section 59(2) of the RERA Act. Further, the respondent is directed to remove all the advertisements of the project from all media.

This matter is, accordingly, disposed of.

Sd/-

**Vivek Kumar Singh**  
**Chairman**