



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

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

**RERA/SM/599/2023**

Authorised Representative of RERA ..... Complainant  
Vs  
Sri Jay Prakash .....Respondent

Project: **PLOT**

Present: For Complainant: Mr. Rishikesh Rajan, Legal  
Representative  
For Respondents: Mr. Ishtiyaque Hussain, Advocate

**22.08.2025**

### **ORDER**

1. Hearing taken up. Learned legal representative Mr. Rishikesh Rajan appears on behalf of the RERA. Learned counsel Mr. Ishtiyaque Hussain appears on behalf of the respondents.
2. Learned legal representative of RERA informs that the land situated at Mauza Kita Chauhatar falls within the Circle of Maner, District Patna and the same Mauza was declared as part of the planning area.
3. The parties are clear that the project in question falls within the planning area and therefore, the matter is governed by the provisions of Section 3 of the Real Estate (Regulation and Development) Act, 2016.
4. As ignorance of law cannot be a basis for exoneration, it can nevertheless be a ground for a less stringent penalty. Bearing this in mind, a penalty of Rs.10,00,000/- (Rupee Ten Lakh only) is imposed upon the respondents under Section 59(1) of the RERA Act.
5. The respondent-promoter 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. Learned counsel for the respondents prays that the respondents would like to go for registration for the same project as there is no bar on the same.
7. If the respondents fulfill all the conditions for registration, they may do so. However, it would not impact the quantum of penalty imposed in the matter, as the violation of provisions of Section 3 of the RERA Act has been clearly established.

With the above observation, this matter is disposed of.

Sd/-

**(Vivek Kumar Singh)**

Chairman