



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/611/2023

Authorised Representative of RERA Complainant
Vs
M/s Four Brothers Developers Pvt. Ltd.Respondent

Project: **BROTHERS SOCIETY**

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

23.07.2025

ORDER

1. Hearing taken up. Learned legal representative Mr. Rishikesh Rajan appears on behalf of the RERA. Respondents are absent.
2. This case was initiated against the project, namely, Brothers Society which was advertised and bookings were made by the respondent M/s Four Brothers Developers Pvt. Ltd. A suo motu notice dated 09-11-2023 was issued to the respondents 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. The Authority notes that the respondent has filed a reply stating there in that the promoter is a new company incorporated on 23-03-2022 and has not launched a single project till date.
4. The Learned legal representative submits that the respondent has not submitted a single document to support the reply filed by the respondent and the same is evident from the records. The respondent according to him, has blatantly violated Section 3 of the RERA Act.
5. In view of the documents on record, it is evident that the advertisement with regard to the project, namely, Brothers Society was made by M/s Four Brothers Developers 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.15 lacs as per Section 59(1) upon the promoter, namely, M/s Four Brothers Developers Pvt. Ltd. and its Directors .
6. 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.

7. The Authority further directs the office to issue a letter to the I.G. Registration, Bihar to issue letter to all the concerned DSRS's / Sub-Registrars of Patna to impose a blanket ban on execution of sale deed for the project namely Brothers Society, of the respondent - M/s Four Brothers Developers Pvt. Ltd.
8. Since the matter, as detailed above, pertains to misrepresentation, unfair trade practices, and large-scale financial irregularities through the sale of plots to potential buyers, this Authority hereby directs the office to forward a copy of this Order, along with all available evidence on record against the respondent, to the Enforcement Directorate Govt. of India and Economic Offences Unit, Government of Bihar, Patna for the purpose of initiating an enquiry into the transactions carried out by the respondents, given the possibility of misappropriation of funds, which might have taken place and which may require a deeper investigation, which may fall outside of the section of RERA proceeding.

With these observations and directions, the matter is disposed of.

Sd/-
(Vivek Kumar Singh)
Chairman