



**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

RERA/SM/612/2023

Authorised Representative of RERA ..... Complainant

Vs.

M/s Shreeya Construction Pvt. Ltd..... Respondent

For the complainant: Mr. Rishikesh Rajan, Legal  
Representative of RERA

For the Respondent : Mr. Amit Singh, Advocate

For the landowner : Ms. Chhaya Kirti, Advocate

**Project:–ARPANA ENCLAVE**

**20.03.2025**

**ORDER**

1. Hearing taken up. Mr. Rishikesh Rajan, Legal Representative, appears on behalf of RERA. Learned counsel Mr. Amit Singh, appears on behalf of the respondent – company and learned counsel Mrs. Chhaya Kirti appears on behalf of the landowner.
2. From perusal of the record, it transpires that the substantive electric connection and the Completion Certificate were both granted after enactment of the RERA Act, 2016 and, therefore, this matter comes within the purview of violation of Section 3 of the RERA Act.
3. The only issue to be decided, therefore, is the penalty, which ought to be imposed upon the respondent – company keeping in mind the nature of the case and the period of violation of Section 3 of the RERA Act, Having taken a lenient view in the

aforesaid circumstances a penalty Rs. 1 lakh is imposed on the respondent – company M/s Raunak Homes Pvt. Ltd. as per Section 59(1) of the RERA Act, 2016.

4. The respondent is directed to comply with the order within 60 days failing which action under Section 59(2) of the RERA Act would be taken. Further, the respondent is directed to remove all the advertisements of the project from all media.

The matter is, accordingly, disposed of.

**Sd/-**  
**Vivek Kumar Singh**  
**Chairman**