



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

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

**RERA/SM/613/2023**

Authorised Representative of RERA ..... Complainant  
Vs  
M/s Harsh Arpit Realtex Pvt. Ltd. ....Respondent

Project: **SUSHILA KAUSHALYA TOWER**

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, Sushila Kaushalya Tower which was advertised and bookings were made by the respondent M/s Sai Ram Developers Pvt. Ltd. A suo motu notice was issued to the respondents on 26-09-2023 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 appeared on 01-07-2024 and submitted that he has not published the advertisement on record.
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, Sushila Kaushalya Tower was made by M/s Harsh Arpit Realtex 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. 10 lacs upon the promoter, namely M/s Harsh Arpit Realtex Pvt. Ltd. as per Section

59(1) of the RERA Act, 2016. The Authority directs the respondent company and its Director, Mr. Arun Kumar Thakur to pay the penalty amount within sixty days and to get the project registered with RERA Bihar. The Authority further directs the respondent to remove all the advertisement of the project, namely, Sushila Kaushalya Tower from all mediums within fortnight.

6. The respondent-promoter, namely, M/s Harsh Arpit Realtex Pvt. Ltd. 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.
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 Sushila Kaushalya Tower of the respondent - M/s Harsh Arpit Realtex Pvt. Ltd.

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

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