



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/623/2024

Authorised Representative of RERA Complainant/Executant.

Vs

M/s Supercity Builders Pvt. Ltd.Respondent

Project: **MANNAT CITY.**

Present: For Complainant: Mr. Rishikesh Rajan,
Legal Representative of RERA.

For Respondent: Mr. Sharad Shekhar, Adv.

09/01/2025

ORDER

1. Hearing taken up. Mr. Rishikesh Rajan, Legal Representative of RERA, Bihar appears on behalf of the Authority. Learned counsel Mr. Sharad Shekhar appears on behalf of the respondent.
2. The Real Estate Regulatory Authority, Bihar issued a Suo Motu show- cause notice on 18.01.2024 to the respondent company for contravention of Section 3 of the Real Estate (Regulation & Development) Act 2016, by advertising and taking booking in name of the project Mannat City without registering the project with RERA, Bihar. The promoter was further asked to explain that why proceedings under Sections 35 & 59 of the Real Estate (Regulation & Development) Act 2016 may not be initiated against them for the said violation.
3. In response to the Show-Cause notice dated 18-01-2024, Learned Counsel for the respondent submitted that the project Mannat City Phase is Mannat City Phase -III and the project Mannat City Phase -III is registered with Authority bearing registration no. BRERAP00092-2/94/R-147/2018. He further submitted that both projects are same and on the Agreement for Sale, the project name has mistakenly been mentioned as Mannat City instead of Mannat City Phase-III.
4. Learned Counsel for Authority submits that report of Technical report dated 07-01-2025 has been received in accordance with

the last direction and is on record. He further submits that the report reveals that both projects are same and is upon the same plot as described in the Agreement for Sale.

5. Perused the Technical Wing report dated 07-01-2025 as well as materials placed on record. The Authority observes that projects Mannat City Phase-III and Mannat City are one and the same, built over the same plot. Hence, the Suo Motu proceeding initiated under Sections 35 & 59 of the Real Estate (Regulation & Development) Act 2016 vide show- cause notice dated 18.01.2024 for violation of section 3 of the Real Estate (Regulation & Development) Act 2016 is liable to be dropped against the respondent company with respect to project Mannat City Phase -III. However, respondent-promoter is directed to be alert and cautious in advertising their project nomenclature in future and that same ought to be done in accordance to the provision of RERA Act, 2016 and Bihar RERA Rules,2017.

With these observations the Suo-Motu proceeding being dropped against the respondent.

Sd/-
(Vivek Kumar Singh)
Chairman