



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/637/2024

Authorised Representative of RERA Complainant
Vs
M/s P.M.T. Buildtech Pvt. Ltd.Respondent

Project: **SHANTI VIHAR DARBHANGA, PHASE-II**

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. The Authority notes that the respondent has filed a reply on 11-07-2024 stating there in that the project has not been advertised the project till date and the project is under planning stage.
3. 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 that the respondent has blatantly violated Section 3 of the RERA Act.
4. The Authority takes note of the Technical Report dated 22-07-2025 filed by the technical team where the total estimated cost of the project was reported to be Rs. 16366.4 lakhs.
5. In view of the documents on record, it is evident that the advertisement with regard to the project, namely, Shanti Vihar Darbhanga, Phase-II was made by M/s P.M.T. Buildtech 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 plotted development project with the Real Estate Regulatory Authority, Bihar. Hence, the Authority is levying a penalty of Rs. 75 lacs as per Section 59(1) upon the

promoter, namely, M/s P.M.T. Buildtech 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 Shanti Vihar Darbhanga, Phase-Ii, of the respondent - M/s M/s P.M.T. Buildtech Pvt. Ltd.
8. The matter, as detailed above, points to financial irregularities committed by the respondents through the sale of plots and offer of sale of plot to potential buyers based on false identity, i.e. misusing of the RERA Agent certificate by masquerading themselves as promoters. The Authority 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, Bihar. They may, if they deem fit, consider 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).

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

Sd/-
(Vivek Kumar Singh)
Chairman