



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

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

**RERA/SM/638/2024**

Authorised Representative of RERA .... Complainant  
Vs  
M/s Sai Ram Developers Pvt. Ltd. ....Respondent

Project: **MEENA BINDESHWARI CASA**

Present: For Complainant: Mr. Rishikesh Rajan, Advocate

For Respondents : Absent

**23.07.2025**

### **ORDER**

1. Hearing taken up. Learned legal representative Mr. Rishikesh Rajan appears on behalf of the RERA and for complainant Learned counsel Mr. D.K. Roy appears . The respondent is absent .
- “A” Learned counsel for the complainant submits that there also is a deviation from the map sanctioned by the competent authority.
2. This case was initiated against the project, namely, Meena Bindeshwari Casa 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 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. In the last proceeding dated 28.05.2025, the Authority directed the office to issue notice to the respondent for appearance and filing reply on the next date of hearing and in compliance thereof, the office issued notice on 07.05.2025 but till date neither the respondent has appeared nor filed any reply. The Authority also notes that despite several opportunities given to the respondents, they failed to appear or file their reply.

4. In view of the documents on record, it is evident that the advertisement with regard to the project, namely, Meena Bindeshwari Casa was made by M/s Sai Ram 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. 20,00,000/- upon the promoter, namely, M/s Sai Ram Developers Pvt. Ltd. as per Section 59(1) of the RERA Act, 2016. The Authority directs the respondent company and its Director, Mr. Ajay Kumar 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, Meena Bindeshwari Casa from all mediums within fortnight.
5. The respondent-promoter, namely, M/s Sai Ram Developers 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.
6. 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 Meena Bindeshwari Casa of the respondent - M/s Sai Ram Developers Pvt. Ltd.
7. "A" Let a copy of this order be sent to the concerned competent authority for inquiry and necessary action.

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

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