

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Bench of Special Presiding Officer,**  
**Mr. Ved Prakash, RERA, Bihar**  
**Case No: RERA/SM/771/2025**

**Authorised Representative of RERA**

**...Complainant**

**Versus**

**Plotted Development by Sri Dharendra Kumar Singh  
and Sri Ambuj Kumar Singh**

**...Respondent**

**Project: N/A**

**Present: For Authority: Mr. Ankit Kumar , Legal representative .**

**For Respondent: Absent.**

**18.12.2025**

**ORDER**

1. The matter was taken up. Learned legal representative for the Authority is present, but the respondent/their representative have not taken pain to appear before the Bench/Authority to defend the allegations leveled against them despite several notices and publications through Hindustan and Times of India Daily News Paper on 18.09.2025. Hence Bench has no option but to treat the deemed service on the respondent promoter about the initiation of the present case.
2. The Real Estate Regulatory Authority, Bihar issued a Suo Motu show-cause notice on 04.08.2025 to the respondent company for contravention of provisions of section 3 of the Real Estate (Regulation & Development) Act 2016 for advertising and taking bookings in the project –N/A without prior registration with RERA, Bihar. The promoters were directed to show cause as to why proceedings under Sections 35& 59(1) of the Real Estate (Regulation & Development)

Act 2016 may not be initiated against them for Plotted Development in District- Purnia without prior registration with the RERA , Bihar.

3. Learned legal representative for the Authority submits that a team of RERA, conducted an inspection in accordance with office order RERA/Admn/30/2025-1135 in Purnia and its adjoining areas falling within the planning area by Purnia Municipal Corporation. He further submits that during the course of inspection, it was observed that several plotted developments in violation of the provisions of Section 3 RERA Act 2016 was under taken by developers by advertising, sale, and developmental activities without obtaining prior mandatory registration with the Authority.
4. Learned legal representative further submits that Mr.Dhirendra Kumar Singh son of Chhatrapati Singh resident of village- Dhamdaha ,East Purnia 854205 and Mr. Ambuj Kumar Yadav son of Chandra Dev Prasad resident of Rambag, P.S-Sadar Purnia 854301 repeatedly without registration of the project –N/A have not only advertised but also constructed the boundary walls by demarcating the boundary in plots and executed sale deeds in favour of the allottees. He further submits that the promoters/buyers have also left spaces for roads between the plots showing development of the project.
5. Learned counsel for the Authority further submits that the respondent promoters have not only executed sale deeds with respect to several plots in the project, but also supported the mutations in favour of the allottees in utter violations of RERA Act 2016 and other relevant laws. The learned representative has filed the photo copy of Jamabandi register of Several buyers Namely Mr.Kumar Preetam Priyadrshi, Mr. Ravi Kumar Goswami, Ms. Khushbu Kumari, Mrs Gayatri Sinha and others entered in Khata No.79,80,81 Khasra No.927,929,930,933,934,906 area 59.045 Decimal .He further submits

the land owners Mr. Dharendra Kumar Singh, Mr. Ambuj Kumar Yadav have executed sale deeds in favour of these allottees, who have got their names mutated in the above land. Hence it is established that the respondent has developed and sold the land of the project N/A without prior registration with the Authority and they are liable for the penalty under section 59(1) for violations of Section 3 of RERA Act 2016.

6. The learned counsel for the complainant further submits that, as per the documents available on record, there are other promoters also involved in the same plotted development project against whom no action has been initiated. Therefore, action may also be taken against the other promoters whose names appear in the Jamabandi record.
7. Heard and perused the record. As per first proviso of Section 3 of the Act 2016 all the ongoing real estate projects were required to register by 31st July, 2017 with the Real Estate Regulatory Authority, Bihar. Further, Section 3 of the Act provides that no promoter can advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building as the case may be, in any real estate project or part of it, in any planning area within a State, without registering the real estate project with the Real Estate Regulatory Authority (RERA) established under this Act.
8. The Bench notes that the respondent promoter Mr. Dharendra Kumar Singh son of Chhatrapati Singh R/o Dhamdaha, East Purnia and Mr. Ambuj Kumar Yadav son of Chandra Dev Prasad R/o: Rambag P.S- Sadar Purnia had/have land Area 53463 square meters/59.045 Decimal in Thana No.100/1, Khata No. 79,80,81 Plot No. 927,928,929,930,933,934,906 situated in Mauza Abdulla Nagar Anchal, Purnia East District- Purnia and they have developed the land. The photograph produced by the legal representative shows that

on offer of sale by the promoter, the buyers purchased the land in plots from the respondent and constructed the boundary walls thereto.

9. The photographs further show that the promoter has left roads between the plots in the project without proper development and compliance of provisions of the RERA Act 2016, Municipal laws, and other relevant Acts. It further appears that the respondent has got the electric poles on the site of the project, which is an effort to deliver land in plots to the allottees without proper compliance of law.
10. The Jamabandi register shows that these promoters have executed sale deeds in favour of the purchases namely Mr.Kumar Preetam Priyadarsh, Mr.Ravi Kumar Goswami, Ms. Khshbu Kumari, Smt. Gayatri Sinha, Mr.Vikash Kumar Thakur, Mr. Amarkant Mishra, Mr.Kundan Kumar, Mr.Sudesh Thakur, Mr.Sumit Kumar, Mr.Amit Kumar, Baby Mandal, Smt. Khushbu Rani, Smt. Shila Devi, Mr.Vinit Kumar, Mr.Dhirendra Kumar, Sweta Kumari, Mr.Saroj Kumar Singh, Mr.Prasant Kumar and allottees/purchasers also got mutated their names in land of Khata No.81,80,79 Plot No.930,906,927,928,929,934,933. Situated in Mauza- Abdulla Nagar, Sub Division –Purnia Sadar Anchal-Purnia East, Thana 100/1, District Purnia. Hence Bench observes from the documents placed on the record that promoter booked and executed sale deeds in this project in favour of allottees without prior registration of the project –N/A with RERA Bihar.
11. Therefore in the light of observations made above, it is established that respondent promoters have not only advertised their project namely N/A, but also executed sale deeds and developed the site of project without prior registration with the Real Estate Regulatory Authority, Bihar and also supported during mutation proceeding the sale of the purchased land by the allottees/purchasers and thereby they

contravened the provisions of Section 3 of the Real Estate (Regulation and Development) Act, 2016. Accordingly the respondents are liable to pay penalty under Section 59(1) of RERA Act 2016.

12. The total area of the project land is 59.045 decimals. The applicable circle rate of the said land/project is ₹4,50,000 per decimal. Accordingly, the total value of the land, calculated at the prevailing circle rate, comes to ₹2,65,70,250/-.
13. Hence, the Bench imposes penalty of Rs. 10,00,000, (Ten lakh) under the provisions of Section 59(1) of the RERA Act, 2016 against the respondent/ promoter, which is less than 4% of the total estimated cost of the project. This amount has to be paid by the respondent company within sixty days of this order. Non-compliance with this directive will result in an action under Section 59(2) of the RERA Act, 2016.
14. Further, as per the documents available on record, other promoters are also involved in the same plotted development of the project against whom no action has been initiated. Hence, it is hereby directed that the office shall initiate appropriate action in this regard against the other promoters whose names appear in the Jamabandi record, in accordance with law.

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

Sd/-

**(Ved Prakash)**  
**Special Presiding Officer**  
**RERA, Bihar**