

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Special Presiding Officer,
Mr. Ved Prakash, RERA, Bihar
Case No: RERA/SM/773/2025

Authorized Representative of RERA

...Complainant

Versus

Plotted Development by Navendu Shekhar

and others R/o Abdulla Nagar, Purnia

...Respondents

Project –N/A (Plot)

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

For Respondent: Absent.

18.06.2026

ORDER

1. The matter is taken up. Learned Legal Representative for the Authority is present. However, the respondents/their representatives failed to appear before the Bench/Authority to defend the allegations levelled against them despite several notices and publications in the newspapers namely All Bihar Hindustan and The Times of India dated 18.09.2025. Accordingly, the Bench has to treat the service upon the respondent promoters as deemed service regarding initiation of the present proceedings.
2. The Real Estate Regulatory Authority, Bihar issued a Suo Motu show cause notice dated 09.04.2026/10.09.2025/04.08.2025 against the respondents for committing contravention of provisions of Section 3 of the Real Estate (Regulation and Development) Act, 2016, by advertising and executing sale deed(s) in a plotted development project (Project – N/A) without prior registration with RERA, Bihar. The promoters were directed to show cause as to why proceedings under Sections 35 and 59(1) of the Act should not be initiated against them for undertaking plotted development in the project -N/A, District- Purnia without registration.

3. Learned Legal Representative for the Authority submits that a team of RERA conducted an inspection in accordance with Office Order No. 263 dated 25.06.2025 in Purnia and its adjoining areas falling within the planning area of Purnia Municipal Corporation and submitted its report about the violations of Section 3 RERA Act 2016. Further during inspection, it was found by RERA Team that several plotted developments were being undertaken in the said project N/A by Promoter Navendu Shekhar in violation of provisions of Section 3 of the Act, which includes advertisement, execution of sale deeds and developmental activities without obtaining prior registration of the Authority.
4. Learned representative further submits that promoter Sri Navendu Shekhar S/o Mr. Praveen Kumar Chaudhary resident of Mauza -Abdulla Nagar, District -Purnia had developed infrastructure such as access roads for individual plots of the different allottees and purchasers had constructed boundary walls on their plots, indicating developmental activities in violation of the RERA, Act and other applicable laws.
5. Learned counsel for the Authority further submits that the respondent promoter Mr. Navendu Shekhar, executed several sale deeds with respect to different plots and facilitated mutation in favour of the allottees/purchasers. He further submits that the copies of Jamabandi records of purchasers, namely Mr. Leela Nand Mandal, Priyanka Kumari, Richa Ragini, Mr. Alok Kumar, Mr. Sujit Kumar, Mr. Akhilesh Kumar and others, show mutation of plots in Khata Nos. 479, Khasra No.609,599,598,606,608 in favour of said purchasers. Further in addition to mutation on land, advertisements, execution of sale deed(s)and developments of project land without registration with the Authority was done in violation of Section 3 of Act 2016, hence promoter is liable for penalty under Section 59(1) of the Act.

6. Heard and perused the record. As per the first proviso to Section 3 of the Act, all ongoing real estate projects were required to be registered by 31st July, 2017. Further, Section 3 mandates that no promoter shall advertise, market, book, sell, or offer for sale any plot, apartment, or building in a real estate project without prior registration with the Authority.
7. The term “advertisement” is defined under Section 2(b) of the Act to include any form of publicity or communication inviting persons to purchase or invest in a real estate project.
8. The Bench notes that the respondent promoter, namely Mr. Navendu Shekhar is owner of land measuring approximately 189.109 Decimal in Tauzi No. 8/5, Thana No. 100/1, Holding No. N/A, Khata Nos. 479 plot No.598, 599,600,608,609 situated at Mauza- Abdulla Nagar, Sub Division -Purnia Sadar, Anchal -Purnia East, District Purnia. The Bench further observes that the land owner Mr. Navendu Shekhar has executed several sale deeds in favour of purchasers in the project land. Further the material available on record demonstrates that the land has been offered for sale and after purchase, the purchasers have constructed boundary walls in their respective plots/land for identification /demarcation.
9. Therefore, from the material available on the record, it is evident that the promoter executed sale deeds in favour of purchasers, namely, Mr. Leela Nand Mandal, Smt. Priyanka Kumari, Richa Ragini, Mr. Alok Kumar, Mr. Sujeet Kumar, Mr. Akhilesh kumar, Mr. Dilip Kumar Bubana, Smt. Archana Kumari, Mr. Kumar Alok Ranjan and others and facilitated mutation of their names in the relevant revenue records.
10. The Bench further observes that the photographs of the site of the project N/A indicate that roads have been provided between plots for access and basic infrastructure such as earth filling on the road, electricity connections have also been done without proper compliance with the provisions of the RERA Act, municipal laws, and other applicable laws.

11. In view of the above discussions, it is established that the respondent promoter has advertised, developed, and sold the plots and also co-operated during mutation proceedings in the project – N/A without obtaining prior registration from the Authority and thereby contravened the provisions of Section 3 of the Act. Accordingly, he is liable for penalty under Section 59(1) of the Act. The total area of the project land is approximately 189.109 Decimal equal to 60.51488 Katha. The applicable circle rate of the land is Rs. 30,00,000/- per katha. Accordingly, the total estimated valuation of 60.51488 Katha comes Rs. 18,15,44,640/- (Rupees Eighteen Crore, Fifteen Lakh, Forty-Four Thousand, Six Hundred Forty Only).
12. Hence, Bench/Authority imposes a penalty of Rs.8,00,000/- (Rupees Eight Lakh Only) under Section 59(1) of the Act against the respondent promoter Mr. Navendu Shekhar, which is less than 0.5% of the estimated cost of the project. The penalty amount shall be paid within sixty (60) days from the date of this order. In case of non-compliance, action shall be initiated under Section 59(2) of the Act.

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

Sd/-
(Ved Prakash)
Special Presiding Officer
RERA, Bihar