



REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Secretary, Shri Alok Kumar, RERA, Bihar.

RERA/SM/748/2025

Authorised Representative of RERA Complainant

Vs

M/s RAV Global Solution Pvt Ltd. Respondent

Project: RAV Residency, Dighwara

Present: For Complainant: Mr. Shiv Sang Thakur, Adv

For Respondents: Mr. Mohit Raj, Adv

30.07.2025

ORDER

1. Hearing taken up. Learned legal representative Mr. Shiv Sang Thakur appears on behalf of the RERA. Learned counsel Mr. Mohit Raj appears on behalf of the respondent company.
2. A Suo Motu proceeding has been initiated against the promoter in respect of the project " RAV Residency, Dighwara" for two projects situated in mauza "Nizamchak" and "Dumri Buzurg" on the basis of field inspection made by RERA Team in collaboration with District Administrations, Saran which is not registered with the Real Estate Regulatory Authority, Bihar as required under the provisions of the Real Estate (Regulation and Development) Act, 2016. It is submitted by the Learned Counsel for Authority that a show cause notice has already been served upon the promoter. It has been further brought to the Authority's attention through

the show cause notice that the promoter is engaged in the development, advertisement, marketing, offering for sale, and selling of plots in the said project without registration, thereby acting in contravention of Section 3 of the Act.

3. In reply to the above show cause issued to the respondents, the respondent has submitted through reply dated 30.06.2025 that only land has been acquired for the project situated in the mauza “nizamchak” and no parcel of land has been sold. The respondent further submits that no advertisement for sale and promotion has been made with respect to the same project.
4. Furthermore, the respondent has made oral submission for the project situated in mauza “dumri buzurg”. The respondent has submitted that the Authority has previously initiated suo-moto case against the same project vide RERA/SM/495/2021 wherein the Authority has already levied a penalty of Rs. 1,00,00,000/- on the respondent company vide order dated 31.01.2024.
5. In the matter at hand, the technical report, accompanied by a geo-tagged photograph relating to the purported development project was duly placed on record. According to that report, two project initiated by the respondent company in mauza “Nizamchak” and “Dumri Buzurg” comprises a plotted development of approximately 25,303 sq. mt and 12,154 sq. mt. respectively. The report shows the advertisement in the form of signboard on the greenfield of the projects.

6. The legal representative of RERA/complainant have produced the technical report of the two projects in question to substantiate the violation of Section 3 of the Act by the respondent company. The complainant initially submitted that the signboard on the project situated in the mauza “Dumri Buzurg” does proves the violation of Section 3 of the Act by the respondent company. The complainant further submitted that the Jamabandi details of the project situated in the mauza “nizamchak” shows that the no parcel of land has been sold.
7. Heard the parties. The Authority has perused the materials placed on record and taken note of the submissions made by the parties.
8. Following a careful review of the material placed on record, it is manifest that the case in hand deals with two projects in two different mauza. It becomes imperative to discuss regarding the conclusion of both the projects individually.
9. The details of the project situated in the “nizamchak” mauza has been attached with the technical report. The images attached with the report shows that the same is of the project situated in the “dumri buzurg” and not of nizamchak. The absence of the advertisement has been admitted by the complainant. Further, the respondent submitted land details showing the land parcel situated in Khata No. 11, Plot No. 935, 936 and Khata No. 14, Plot No. 934, 937 situated in the “nizamchak” mauza. The land details shows that the same is in the name of the respondent company and no mutation proving the selling of any parcel of land has been perused.

10. The complainant on direction of the bench has verified the same and submitted that no sale or purchase is observed on the basis of the land details. Thus, in the absence of any advertisement or proof of any parcel of land being sold does, the violation of Section 3 of the Act by the respondent with respect to the project situated in “nizamchak” mauza cannot be established.
11. The details of the project situated in the “dumri buzurg” mauza has also been attached with the technical report. It is evident on the bare perusal of the technical report that the signboard as an advertisement does exist on the greenfield of the project. Having said that, the complainant on verification has confirmed the bench regarding the order dated 31.01.2024 passed in RERA/SM/495/2021 wherein a penalty of Rs. 1 crore has been levied against the promoter on the same project. Conclusively, the matter has already been decided by the Authority and hence merits no further discussion.
12. Thus, upon going through the records and submissions made by the parties and considering the facts and circumstances, the case against the promoter for violation of Section 3 has not been established for both the project namely in mauza “nizamchak” and “dumri buzurg”.

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

Sd/-
(Alok Kumar)
Secretary,
RERA, Bihar