

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Single Bench of Mr. Ved Prakash,  
Special Presiding Officer**

**Case No: RERA/SM/202/2018**

**Authorised Representative of RERA**

**...Complainant**

**Versus**

**M/s. Rea Green Homes Pvt Limited.**

**...Respondent**

**Project: R N Miltla**

**Present: For Authority: Shri Ankit Kumar, Legal representative**

**For Respondent: Sri Mukesh Kumar, Advocate**

**29.05.2025**

**ORDER**

1. The Real Estate Regulatory Authority, Bihar, issued a Suo Motu show-cause notice on 24.08.2018 to the Director of the respondent company for without prior registration of the project R.N.Miltla with RERA, Bihar, started adverting and taking bookings and thereby contravened the provisions of Section 3 of the Real Estate (Regulation & Development) Act, 2016. The promoter was directed to show cause as to why proceedings under Section 59 of the Real Estate (Regulation & Development) Act, 2016, should not be initiated against them.
2. The learned counsel for the respondent submits that the said project was registered long ago in the year 2019 and they had deposited the penalty amount Rs. 5,03,800/- at the time of registration.
3. The technical team of RERA visited the site and submitted a report dated 11.12.2024, stating therein that project R.N Mithila is registered in the name of Mithla Enclave bearing Registration

Number BRERAP0008-4/581/R-431/2019. It is further submitted in the report that the flats are occupied and people are residing in the project.

4. Further, on 23/05/2025, the accounts department verified that, the cheque of the amount Rs.5,03,800/- was credited in the account of The Real Estate Regulatory Authority, Bihar on 19-12-2019.
5. After a thorough perusal of the evidence placed on the record, it is evident that the respondent has paid the penalty as a late fee and got their project registered with the Real Estate Regulatory Authority, Bihar.
6. Hence going through the record and considering the facts and circumstances, of the case, it appears that case against the respondent promoter for violation of provisions of Section 3 RERA Act 2016 has not been established. Accordingly this case against the respondent is hereby dropped.

With these observations, the matter is disposed of.

**Sd/-**

**(Ved Prakash)**  
**Special Presiding Officer**  
**29.05.2025**