



REAL ESTATE REGULATORY AUTHORITY, BIHAR

3rd, 4th & 6th FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION
LIMITED COMPLEX, SHASTRI NAGAR, PATNA-800023.

IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR.

Case No. RERA/SM/237/2018

Authorised Representative of RERA Complainant

Vs.

M/s Sona Developers Respondent

Project: SONA PRO-DEVELOPERS

Present: For the Authority: Mr. Abhinay Priyadarshi, Advocate

For the Respondent: None.

ORDER

19/09/2024

This case was last heard on 09.08.2024 and the pleading was concluded. Mr. Abhinay Priyadarshi, learned Legal Representative, appeared and defended the case of the complainant, but no one appeared behalf of the respondent.

2. This case was initiated against the project 'Sona Pro Developers' which was advertised and bookings were made by the respondent without registration of the project, for which a suo motu notice was issued to the respondent on 13.02.2018 to show cause as to why proceedings under Sections 35 & 59(1) of the Real Estate (Regulation and Development) Act, 2016 (in short, the RERA 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. It is to note that vide proceeding dated 18.04.2024 the this court directed the office to issue notice to the respondent as a last chance for appearance, failing which order would be passed on the basis of material available on record and in compliance thereof the office issued notice on 09.05.2024 but neither any reply has been filed

nor anybody appeared on behalf of the respondent. Hence, the court is left with no option but to dispose of this case on the basis of material available on the record.

4. It is to further note that vide proceeding dated 07.11.2023 the Authority directed the office to check the record of registration whether the project has since been registered. In compliance thereof, the office submitted its report dated 15.01.2024, wherein, it is stated that the project in question is not registered with RERA Bihar.

5. The first proviso of Section 3 of the RERA Act, 2016 provides that 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 shall 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.

6. The term 'Advertisement' has been defined in Section 2(b) of the 'RERA Act, 2016' as follows:

“Advertisement means any document described or issued as advertisement through any medium and includes any notice, circular or other documents or publicity in any form, informing persons about a a real estate project, or offering for sale of a plot, building or apartment or inviting persons to purchase in any manner such plot, building or apartment or to make advances or deposits for such purposes.”

7. Perused the records. This court observes that it is evident from the advertisements placed on record that promoter has advertised this project, i.e. Sone Pro Developers without registering it with the RERA. Hence taking into account the materials available on record in form of evidence and the report, it is established that the advertisement was published over the website for public view. Hence, this court is levying a penalty of Rs.10,00,000/- (Ten Lakh) upon the promoter, namely, M/s Sona Developers, as per Section 59(1) of the

RERA Act, 2016. This court directs the respondent company and its Director to pay the penalty amount within 60 days and to get the project registered with RERA Bihar. This court further directs the respondent to remove all the advertisement of the project namely Sona Pro Developers from all mediums within a fortnight.

8. The respondent– promoter namely M/s Sona Pro Developers is directed to comply the order within 60 days, failing which further action under Section 59(2) of the RERA Act, 2016 would be taken against the promoter.

9. The matter is, accordingly, disposed of..

Sd/-

(Ambrish Kumar Tiwari)
Adjudicating Officer