

# **REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Special Presiding officer,**

**Mr. Ved Prakash, RERA, Bihar**

**Case No: RERA/SM/164/2018**

**Authorised Representative of RERA**

**...Complainant**

**Versus**

**M/s. T.C.W. Reality Pvt. Ltd.**

**...Respondent**

**Project: The Sai Greens, Samastipur**

**Present: For Authority: Shri Abhinay Priyadarshi, Advocate**

**For Respondent: Shri Vijay Bardhan Pandey, Advocate**

**25.09.2024**

## **ORDER**

The matter was taken. Learned counsel for both the parties are present.

1. The Real Estate Regulatory Authority, Bihar issued a Suo Motu show- cause notice on 03.07.2018 to the respondent company for contravention of section 3 of the Real Estate (Regulation & Development) Act 2016 by advertising and taking booking in the project the Sai Greens, Samastipur without registering the project with RERA, Bihar, the promoters were directed to show cause as to why proceedings under Sections 35& 59 of the Real Estate (Regulation & Development) Act 2016 may not be initiated against them.
2. The respondent filed a reply stating that the project has already been registered under RERA, Bihar vide Registration Certificate no. BRERAPOO724-1/697/R-744/2019. It has been further submitted by the learned counsel for respondent that respondent

has already paid Rs.12 lakhs as penalty with the Authority at the time of registration of the said project and prays to drop this proceeding.

3. The Account section of the Authority in accordance to direction dated 11-09-2024, confirmed that the above said penalty amount was deposited on 02-11-2018 by the respondent-promoter.
4. Perused the materials placed on record, considering the submissions of respondent and going through the record it appears that project is registered with the Authority and the penalty amount Rs.12 lakh is already paid, the Suo Motu proceeding initiated under Sections 35& 59 of the Real Estate (Regulation & Development) Act 2016 vide show- cause notice dated 03.07.2018 for violation of section 3 of the Real Estate (Regulation & Development) Act 2016 is being dropped against the respondent company with respect to project the Sai Greens, Samastipur.

With these observations, the matter is disposed of.

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