

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Special Presiding officer,

Mr. Ved Prakash, RERA, Bihar

Case No: RERA/SM/166/2018

Authorized Representative of RERA

...Complainant

Versus

M/s. Creastate Infrastructure Pvt. Ltd.

...Respondent

Project: Jan Awaisya Yojana, Naharpura, Phulwari Sharif, Patna

Present: For Authority: Shri Abhinay Priyadarshi, Advocate

For Respondent: MS. Kriti Suman, Advocate

06.03.2025

20.03.2025

ORDER

The matter was last heard on 20-02-2025 and was put up for order on 06-03-2025 and being pronounced today.

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 Jan Awaisya Yojana, Naharpura, Phulwari Sharif, Patna without registering the project with RERA, Bihar. Further, 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. BRERAP00759-2/734/R-722/2019. It has been further

submitted by the learned counsel for respondent that respondent has already paid Rs.5,15,377 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 confirmed that the above said penalty amount was deposited on 09-11-2018 by the respondent-promoter.
4. Perused the materials placed on record. Considering the submissions of Learned Counsel for respondent and going through the record, it appears that project is registered with the Authority and the penalty amount Rs.5,15,377 lakh is already paid. Hence, 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 Jan Awaisya Yojana, Naharpura, Phulwari Sharif, Patna.

With these observations, the matter is disposed of.

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