

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Case No: RERA/SM/234/2018

Authorised Representative of RERA

...Complainant

Versus

M/s. Ashirbad Engicon Real Estate Pvt. Ltd.

...Respondent

Project: Bihta Road

Present: For Authority: Shri

For Respondent: Shri

27.03.2025

ORDER

1. The Real Estate Regulatory Authority, Bihar, issued a suo motu show-cause notice on 06.02.2018 to the Director of the respondent company for contravening Section 3 of the Real Estate (Regulation & Development) Act, 2016, regarding the project "Bihta Road," for not registering the project with RERA, Bihar. 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 records were perused, and the promoter submitted a reply dated 27.11.2024, stating therein that there is no project like "Bihta Road" of the company nor the company have launched ever any project in the said name.
3. The technical team of RERA visited the site and submitted a report dated 01.02.2025, stating that the team visited the site two times but the said project "Bihta Road" is not being developed.
4. Upon going through the records and considering the facts and circumstances, the Authority agrees with the respondent company's contention that no violation of Section 3 of the RERA Act, 2016, has been established against them.

With these observations, the matter is disposed of.

**Sd/-
Ved Prakash
Special Presiding Officer**