



**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**

**Before the Bench of Mr. Ved Prakash,**

**Special Presiding Officer.**

**Case No. RERA/SM/284/2018**

**Authorized Representative of RERA**

**...Complainant**

**Vs.**

**M/s Maurya Infratech Pvt. Ltd.**

**...Respondent**

**Project: - Maurya City, Patna**

For the Complainant: Shri Ankit Kumar, Legal Representative

For the Respondent: None

**ORDER**

**08.05.2025**

1. The matter was taken up. Learned legal representative for Authority is present, but none appears on behalf of respondent despite several opportunities provided to them. It is not out of place to mention that on 17.10.2024 the learned counsel Sri Kumar Mritunjai Narain had appeared on behalf of the respondent and had also filed vakalatnama, but later on without filing reply left to attending the proceedings of the case, hence the Bench having no option, proceeded ex-parte against the respondent.
2. The Real Estate Regulatory Authority, Bihar issued a Suo Motu show- cause notice on 11.10.2018 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 Maurya City, Patna without registering the project, Maurya City 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 206 may not be initiated against them.

3. Learned legal representative for the Authority submits that the respondent promoter has advertised its project, Maurya City, Patna, without registering with the Authority. In support of his submission, he placed reliance on the advertisements through pamphlet filed as evidence on record.
4. Perused the record. The first proviso of Section 3 of the Act 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 can 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.
5. The term Advertisement has been defined in the section 2 (b) of the Act 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 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.”
6. The Authority observes from the pamphlet placed on the record that respondent promoter has advertised this project Maurya City, Patna without prior registration from RERA, Bihar.

7. The Authority also observes from the advertisement on record that it was published over the website for public view.
8. Hence, in the light of observations made above, it is established that respondent company has advertised their project Maurya City ,Patna without registering with the Real Estate Regulatory, Authority, Bihar and thereby contravened the provisions of Section 3 of the Real Estate (Regulation and Development) Act 2016. Therefore the respondent company is liable to pay penalty under Section 59(1) of RERA Act 2016.
9. The report of RERA ,Bihar Technical Team dated 26-03-2025 placed on the record shows the estimated cost of project namely Maurya City, Patna is 15,46,93,500 Lakh/-
10. Hence, in the above facts and circumstances, the Bench imposes a penalty of Rs. 2,00,000/- (Two Lakh) under Section 59(1) of the RERA Act, 2016 against the respondent/ promoter, which is less than 00.2% of the total estimated cost of the project. This amount has to be paid by the respondent company within sixty days of this order, Non-compliance with this directive will result in an action under Section 59(2) of the RERA Act, 2016.

With these observations and directions, the matter is disposed of.

Sd/-

(Ved Prakash)  
Special Presiding Officer  
RERA, Bihar