

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Single Bench of Mr. Ved Prakash,**  
**Special Presiding Officer**

**Case No: RERA/SM/83/2018**

**Authorized Representative of RERA**

**...Complainant**

**Versus**

**M/s. Pahi Construction Pvt. Ltd.**

**...Respondent**

**Project: Village Pahi**

**Present: For Authority: Sri Ankit Kumar, Legal Representative**

**For Respondent: None**

**17.04.2025**

**ORDER**

1. The Real Estate Regulatory Authority, Bihar, issued a Suo Motu show-cause notice on 03.05.2018 to the Director of the respondent company for contravening Provisions of Section 3 of the Real Estate (Regulation & Development) Act, 2016, regarding advertising the project "Village Pahi," without registering 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. Perused the record. It is evident from the record that the promoter has not appeared on any of the date of the case. Taking the situation that the respondent has not taken pain to appear before the Bench/Authority, hence having no option, the Bench proceeded ex-parte against the respondent.
3. The technical team of RERA visited the site and submitted a report dated 25.03.2025, stating that the project site could not be found.
4. It is also evident from the perusal of the record that no evidence with regard to advertisement has been found and placed on the record which may prove that the respondent promoter has advertised the project and thereby violated the provisions of Section 3 of the Real Estate (Regulation & Development) Act, 2016.
5. Hence on going through the record and considering the facts and circumstances, the case against the promoter for violation of

Section 3 has not been established and as such the respondent/Promoter cannot be penalized under Section 59(1) of RERA Act 2016.

With these observations, the matter is disposed of.

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