



REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Single Bench of Hon'ble Chairman Mr. Vivek Kumar
Singh, RERA, Bihar.

RERA/SM/629/2024

Authorised Representative of RERA ... Complainant
Vs
M/s Vishwa Baibhav Pvt. Ltd.Respondent

Project: **BIKRAM**

Present: For Complainant: Mr. Rishikesh Rajan,
Advocate

For Respondent: Mr. Satya Prakash
Parashar, Advocate

24.04.2025

ORDER

1. The Real Estate Regulatory Authority, Bihar, issued a suo motu show-cause notice on 10.04.2024 to the Director of the respondent company for contravening Section 3 of the Real Estate (Regulation & Development) Act, 2016, regarding the project "BIKRAM at Patna," 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 01.07.2024, stating that the project, namely, GALAXY HERITAGE in Sub-Division Bikram, District Patna has been approved and registered vide Registration No.BRERAP01013- 1/1163/R-997/220 with RERA, Bihar.

3. 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 and therefore, the current Suo Motu proceeding is being dropped against the promoter.

With these observations, the matter is disposed of.

Sd/-
(Vivek Kumar Singh)
Chairman