

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Special Presiding Officer,

Mr. Ved Prakash, RERA, Bihar

Case No: RERA/STV/02/2025

Authorised Representative of RERA

...Complainant

Versus

M/s Grihlok Engitech Pvt.Ltd

Respondent

Project: Grihlok Mountain City

Present: For Authority: Mr. Ankit Kumar (Legal representative)

For Respondent: Mr. Bishwas Vijeta (Advocate)

10.09.2026

ORDER

1. The matter was taken up. Learned Legal Representative for the Authority and learned counsel on behalf of the respondent are present.
2. The Real Estate Regulatory Authority, Bihar issued a Section Three Violation Notice dated 12.05.2026 to the respondent for committing contravention of provisions of Section 3 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the Act") on the ground that the project-Grihlok Mountain City is ongoing and making advertisement without obtaining registration of the project with the Authority. The respondent was accordingly called upon to show cause as to why proceedings under Sections 35 and 59(1) of the Act may not be initiated for contravention of Section 3 of the Act.
3. Learned counsel for the respondent submits that the allegations contained in the show cause notice are wholly misconceived, factually incorrect, and based on erroneous appreciations of facts. He further submits that neither the respondent has launched nor advertised any real estate project in contraventions of RERA Act 2016.

4. Learned counsel further submits that Respondent is M/s Grihlok Engitech Pvt. Ltd. and not M/s Grihlok India Pvt.Ltd.as been incorrectly mentioned or presumed in show cause notice. He further submits that the respondent company is duly registered as an Agent in RERA, Bihar bearing registration No.BRERAA64114/31/A-606/2024(Ann-A). He further submits that Grihlok India Pvt. Ltd is separate private entity which has already been struck off from the records of Ministry of corporate Affairs (Ann-B). The respondent cannot be associated with said struck of firm.
5. Learned counsel for the respondent further submits that the advertisement relied upon in show cause notice purportedly published in the website of Housing.com in relation to the project Grihlok Mountain City has neither been issued nor published by the respondent company. Further the respondent has never authorised Housing .com or any third party or platform to advertise the said project on its behalf. He further submits that project Grihlok Mountain City does not belong to the answering respondent nor is respondent its promoter, developer, owner, or marketing agency in any manner whatsoever.
6. Learned counsel for the respondent further submits that advertisement relied upon by the Authority discloses that the project land is situated in Mauza –Hanria, which is still not notified in planning area (Annexure -C).
7. Learned counsel for the respondent further submits that the respondent has not taken any booking amount or any consideration from any person in respect of the project in question. Hence the present STV case and notice issued against the respondent may be dropped.
8. Learned Legal Representative for the Authority confirms that the project site falls in Mauza –Hanria, Thana No.4, Gaya Rajgir High way, which is in non-planning area.

9. From the materials available on record, it is established that the project site falls in Mauza –Henria, which is still out site panning area, therefore as of now, it is beyond the jurisdiction of the RERA Act 2016. Hence Bench/Authority observes that the provisions of Section 3 RERA Act 2016 do not apply in the present project. Accordingly, the show cause notice and present case against the respondent promoter is dropped.

With these observations, this case is disposed of.

Sd/-

(Ved Prakash)
Special Presiding Officer
RERA, Bihar
10.09.2026