

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar**

RERA/SM/737/2025

Authorised Representative of RERA

.....Complainant

Vs

M/s Alphabet Infra Pvt. Ltd.

.....Respondent

Project: One World, Brahmapura Railway Colony

**Present: For Complainant: Mr. Abhinay Priyadarshi, Advocate
For Respondent: None**

02/09/2025

PROCEEDING

Hearing taken up. Mr. Abhinay Priyadarshi, learned counsel for the complainant/ Authority is present but the respondent is absent.

Learned counsel for the complainant/ Authority submits that he has studied in details the report submitted by the respondent. He says that the submission made by the respondent in his report is not acceptable on the count that though this company has been struck off from MCA portal still he is liable for a penal action for any of his misdeed committed during the period when the company was in vogue. As per evidences gathered through on-line platform and the submissions made it is clear that the company was in existence from the period 2016 till 2023 during which the said advertisement must have been taken out and still remains today.

Learned counsel for the complainant further submits that in case the said advertisement has not been taken out by the respondent, in such a case it was the responsibility on the part of the respondent to institute a criminal case against the illegal doer for the said activity committed by some other person in the name of the respondent.

Since the respondent has not taken any action in this regard it is a proof in itself that the said illegal activity in contravention of the RERA Act, 2016 has been committed by none other than the respondent and hence, the respondent is liable for penal action as per the provisions of law. The respondent is directed to take necessary action in this regard and institute a formal F.I.R./ criminal case against the illegal doer (who has taken out the advertisement in the name of the company) and also submit an affidavit in this regard that no such advertisement has been taken out by the said company and no such project is being initiated or intending to be initiated by the said company/ promoter. The respondent is directed to submit the above compliance within a period of 15 days, failing which a decision on the basis of material available on record shall be taken.

Put up on 24.09.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar