REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer,

Exe. Case No- 03/2024

RERA/CC/167/2018

Mohammad Irfan **……Executant(s)**

Vs

M/s Bhootesh Construction Pvt. Ltd. **……Respondent**

PROJECT: RAHMAT TOWERS

For the Complainant: In Person

For the Respondent: None

06.10.2026 **PROCEEDING**

Complainant is present, but respondent is absent.

2. Complainant submits that the registration of project is lapsed one, but respondent is not making any effort to get revalidated the map and extension of registration of the project. He further submits that due to non-activeness of the respondent promoter, the delivery of possession of flat to the executant could not be done by the respondent promoter; hence, coercive action against the respondent may be taken.
3. Considering submission as well as going through the record, the Bench observes that the resent project, "Rehmat Towers", is not registered, as the application for registration was filed, but it was rejected due to non-submission of certain documents.

4. The respondent has failed to file fresh application for registration and has also not made any effort to comply the order dated 13.12.2022 passed by learned Authority in RERA/CC/167/2018.
5. Hence, initiate suo motu case against the respondent for making advertisement and/executing agreement for sale with respect to flat(s) in the project in question under the provisions of Section 59(1), RERA Act, for violation of Section 3 of the RERA Act.
6. Secondly, the respondent promoter is directed to file list of allottees.
7. Thirdly, in case of non-compliance, a penalty under Section 63, RERA Act, will be imposed against the respondent for non-compliance of the above order passed by the Hon'ble Authority.
8. Fourthly, the executant is also directed to file photographs of the building.

Put up on 03.11.2026 for appearance of respondent and further hearing.

Sd/-

(Ved Prakash)

Special Presiding Officer
RERA,Bihar