



REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Hon'ble Chairman Mr. Vivek Kumar Singh, RERA, Bihar.
RERA/SM/620/2023

Authorised Representative of RERA Complainant.

Vs

M/s Sankalp Engicon Pvt. Ltd. Respondent

Projects: (1) Pacific Oaks (2) Manju Complex.

Present: For Complainant: Mr.Rishikesh Rajan, Adv.
For Respondent: Absent.

29/08/2024

PROCEEDING

1. Hearing taken up. The respondent is absent.
2. The Real Estate Regulatory Authority, Bihar issued a Suo Motu show- cause notice on 24.11.2023 to the respondent company for contravention of section 3 of the Real Estate (Regulation & Development) Act 2016 by advertising and taking booking in the projects (1) Pacific Oaks (2) Manju Complex without registering the project with RERA, Bihar. The promoters were directed to show cause as to why proceedings under Sections 35 & 59 of the Real Estate (Regulation and Development) Act 2016 may not be initiated against them.
3. In the order dated 21.07.2023. in Complaint Case No.CC/250 /2021 RERA/AO/129/2021, the Authority on prima facie evidence directed to initiate suo-moto proceeding against the Respondent Company.
4. The Authority observes that despite several opportunities given to the respondent, the respondent has failed to appear before the Authority. Therefore, the office is directed to issue summons to the Respondent through Sr. S. P., Patna to be served with the help of local Police to the Respondent to appear and file reply on the next date of hearing.
5. From the perusal of the documents on record, it transpires that the promoters have resorted to enticements and transactions,

which are prima-facie fraudulent in nature and reek of economic offence. It would be, therefore, in the fitness of things to send the relevant materials on record to the EOU wing of Bihar Police for enquiry/ investigation from their end as well.

Put up for hearing on 14.11.2024.

Sd/-
(Vivek Kumar Singh)
Chairman