REAL ESTATE REGULATORY AUTHORITY, BIHAR

IN THE COURT OF SRI ANIMESH PANDEY,
SECRETARY, RERA, BIHAR

BRERAP00927-003/20/R-1678/2024

Authorised Representative of RERA … Complainant

Vs.

Arin Real Estate Pvt. Ltd. … Respondent

PROJECT: MANIARI ENCLAVE

PROCEEDING

01.10.2026

This case is taken up for hearing. The learned authorized representative of RERA, Mr. Shiv Sang Thakur is present. The authorized representative of the respondent, Mr. Ravishankar Kumar is also present and files an authorization letter issued by the Director of the respondent – company. Keep it on the record. The learned counsel on behalf of the respondent, Mrs. Kriti Suman also appears after hearing of the case was over.

The authorized representative of the respondent submits that the respondent - company is timely uploading the QPR of the project on the website of the Authority but due to the server problem the QPR for the 4th quarter of the financial year, 2025 -26, as highlighted in the notice dated 22.09.2026, could not be uploaded. In this connection the respondent – company has also uploaded an application on the site of the Authority and on the next date that will be brought on the record. He requests for time to file a reply. The prayer is allowed. He is directed to file the reply along with a hardcopy of the application which is claimed to have uploaded on the site of the Authority in the event of problem in the server.

The learned authorized representative of RERA submits that, in the meantime, the Monitoring Wing of RERA may be directed to calculate the total amount of penalty to be paid by the respondent for non-publication of the QPR, as required under Section 11 of the Real Estate (Regulation & Development) Act, 2016, Rule 16 of the Bihar Real Estate (Regulation & Development) Rules, 2017 and Regulation

9(5) of the Bihar Real Estate Regulatory Authority (General) Regulations, 2024 on the website of the Authority within the prescribed period after end of the quarter and submit the report before the next date. He also submits that as per Regulation 9(3) & 9(4), promoter(s) of registered project(s) are supposed to upload QPR in Form -7 along with Forms, 1, 2 & 3 within one month after end of the quarter.

The office is directed to append the evidence of the e-mail vide which the notice has been communicated to the promoter under reference. Apart from that the monitoring wing is directed to submit a report indicating the referred quarter of the financial year, the time-period (eg. January - March) therein, the time provided for uploading the QPR (1.04.2026 to 30.04.2026, that is, one month after the end of the quarter) on RERA website and the delay (number of days in case of delayed uploading/QPR yet to be uploaded, the delay in this case for example will be calculated from 01.05.2026) besides the total penalty amount liable to be paid by the erring promoter.

Put up the matter on 15.10.2026.

Sd/-
(Animesh Pandey)
Secretary,
RERA, Bihar.