REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

BRERAP00949-7/114/R-1268/2022

Authorised Representative of RERA … Complainant
Vs.
Raj Construction … Respondent

PROJECT: GULAB RAJ COMPLEX

PROCEEDING

01.10.2026

This case is taken up for hearing. The learned authorized representative of RERA, Mr. Shiv Sang Thakur is present.The learned counsel on behalf of the respondent, Mr. Sharad Shekhar is also present without filing a Vakalatnama. He is directed to file the Vakalatnama on or before the next date.

The learned counsel for the respondent requests for time to file a reply. The request is allowed. He is directed to file the reply on or before the next date.

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), promoters of registered projects 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 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.