

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/SM/761/2025**

**Authorised Representative of RERA .....Complainant**

**Vs**

**M/s Sai-Vihar Infratech Pvt. Ltd. ....Respondent**

**Project: Gonudham City, Phase-7**

**Present: For Complainant: Mr. Abhinay Priyadarshi, Advocate  
For Respondent: Mr. Raushan, Advocate**

**30/07/2025**

**PROCEEDING**

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

Learned counsel for the complainant/ Authority submits that the development of the project concerned is ongoing for which the respondent, on account of his ignorance, could not apply and get the registration done from the Authority prior to initiation of the project. Now that the respondent is in the knowledge of this fact, he is making all effort to file an application and get the project registered.

As regards the contravention of Section 3 of the Real Estate (Regulation and Development) Act, 2016 is concerned, when enquired about the same, learned counsel for the respondent submits that it was not deliberate but it is on account of ignorance on the part of the respondent that the said fault has been committed.

Learned counsel for the Complainant/ Authority submits that the submission as has been made during hearing by the learned counsel for the respondent should be submitted in writing before this court.

Learned counsel for the respondent acknowledges the same and assures to file a written reply within ten days.

Learned counsel for the complainant also requests for a penal action against the respondent for contravening the provisions of Section 3 of the RERA Act, 2016 as per provisions contained in Section 59(1) of the RERA Act, 2016, wherein penalty should be to the tune of up to 10% of the estimated cost of the project.

Learned counsel for the Authority is hereby directed to take help of the Technical Wing of RERA and submit the estimated cost of the project in this respect so that the final decision be taken accordingly.

Put up on 22.08.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar