



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/482/2021

Authorised Representative of RERA

.... Complainant

Vs

M/s Agrani Homes Real Marketing Pvt. Ltd.

.... Respondent

Project: **CRYSTAL AVENUE MUSTAFAPUR PATNA**

Present: For Complainant: Mr. Rishikesh Rajan, Authorised
Representative of RERA.

For Respondent: None.

23/07/2025

ORDER

1. Hearing taken up. Mr. Rishikesh Rajan, Authorised Representative of RERA appears on behalf of RERA. Nobody appears on behalf of the respondent.
2. This case was initiated against the project, namely, CRYSTAL AVENUE MUSTAFAPUR PATNA which was advertised and bookings were made by the respondent M/s Agrani Homes Real Marketing Pvt. Ltd. A suo motu notice was issued to the respondents on 12-07-2021 to show cause as to why proceeding under Section 35 and 59(1) of the Real Estate (Regulation & Development) Act, 2016 be not initiated against the company and its Directors/official for non-compliance of the provisions of Section 3 of the RERA Act, 2016.
3. In the last proceeding, the Authority directed the office to issue notice to the respondent for appearance and filing reply on the next date of hearing and in compliance thereof, the office issued notice on 31-12-2024, 25-10-2024, 26-04-2024 and 02-02-2024 but till date neither the respondent has appeared nor filed any reply. The Authority also notes that despite several opportunities given to the respondents, they failed to appear or file their reply.

4. In view of the documents on record, it is evident that the advertisement with regard to the project, namely, CRYSTAL AVENUE MUSTAFAPUR PATNA was made by M/s Agrani Homes Real Marketing Pvt. Ltd. It is established that the respondent company has contravened the provisions of Section 3 of the RERA Act, 2016 by not registering the project with the Real Estate Regulatory Authority, Bihar. Hence, the Authority is levying a penalty of Rs. 8,00,000/- (Rupees Eight Lakh) upon the promoter, namely, M/s Agrani Homes Real Marketing Pvt. Ltd. as per Section 59(1) of the RERA Act, 2016. The Authority directs the respondent company and its Director, Mr. Alok Kumar to pay the penalty amount within sixty days and to get the project registered with RERA Bihar. The Authority further directs the respondent to remove all the advertisement of the project, namely, from all mediums within fortnight.
5. The respondent-promoter, namely, M/s Agrani Homes Real Marketing Pvt. Ltd is directed to comply the order within sixty days, failing which further action under Section 59(2) of the RERA Act, 2016 would be taken against the promoter.

The matter is, accordingly, disposed of.

Sd/-
(Vivek Kumar Singh)
Chairman