



**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Single Bench of Hon'ble Chairman, Mr.**  
**Vivek Kumar Singh,**  
**RERA Bihar**

RERA/SM/595/2023

Authorised Representative of RERA..... Complainant

Vs.

M/s Arjuna Homes Pvt. Ltd..... Respondent

**Project:-RAMESHWARAM APARTMENT**

**ORDER**

**14.11.2024**

1. Hearing taken up. Mr. Rishikesh Rajan, LR, appears for the complainant. The respondent is absent.

2. This case was initiated against the project "Rameshwaram Apartment" which was advertised and bookings were made by the respondent M/s Arjuna Homes Pvt. Ltd. A *suo motu* notice was issued to the respondent on 06.07.2023 to show cause as to why proceedings under Sections 35 & 59(1) of the Real Estate (Regulation and Development) Act, 2016 (in short, the RERA 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 dated 29.08.2024 the Authority directed the office to issue notice to the respondent to appear on the next date of hearing, failing which an order would be passed on the basis of material available on the record and in compliance thereof the office issued notice on 09.09.2024 but today neither the respondent has



appeared nor filed reply. The Authority also notes that despite several opportunity given to the respondent on 13-07-2023, 08-09-2023, 24-11-2023, 20-02-2024, 21-05-2024 and 26-07-2024, the respondent failed to appear or file his reply. Consequently, the Authority is left with no option to dispose of this case on the basis of material available on record.

4. In view of the documents on record, it is evident that the advertisement with regard to the project “Rameshwaram Apartment” was made by M/s Arjuna Homes 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.10,00,000/- upon the promoter, namely, M/s Arjuna Homes Pvt. Ltd, as per Section 59(1) of the RERA Act, 2016. The Authority directs the respondent company and its Director Mr. Arvind Kumar to pay the penalty amount within 60 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 “Rameshwaram Apartment” from all media within fortnight.

5. The respondent – promoter namely M/s Arjuna Homes Pvt. Ltd is directed to comply with the order within 60 days, failing which further action under Section 59(2) of the RERA Act, 2016 would be taken against the promoter.

6. The Authority directs the office to issue a letter to the I.G. Registration, Bihar to issue letter to all



the concerned DSRS's / Sub-Registrars of Patna / Phulwari Sharif to impose a blanket ban on registration of sale deed for the project namely "Rameshwaram Apartment" of the respondent - M/s Arjuna Homes Pvt. Ltd.

7. The matter is, accordingly, disposed of.

**Sd/-**

**(Vivek Kumar Singh)**

**Chairman**