



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

RERA/SM/602/2023

Authorised Representative of RERA..... Complainant
Vs.

M/s Manglam Sai Developers Pvt. Ltd.....
Respondent

Project:~JAI MANGLAM ENCLAVE -II

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 "Jai Manglam Enclave – II" which was advertised and bookings were made by the respondent M/s Manglam Sai Developers Pvt. Ltd. A *suo motu* notice was issued to the respondent on 03.07.2023 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 01-08-2023, 09-10-2023, 07-12-2023, 18-01-2024- 18-04-2024, 07-05-2024 and 02-07-2024, 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 “Jai Manglam Enclave – II” was made by M/s Manglam Sai Developers 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 Manglam Sai Developers Pvt. Ltd. , as per Section 59(1) of the RERA Act, 2016. The Authority directs the respondent company and its Directors Mr. Pankaj Kumar, Mr. Khrishan Kumar and Mr. Abhay 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 “Jai Manglam Enclave – II” from all media within fortnight.

5. The respondent – promoter namely M/s Manglam Sai Developers Pvt. Ltd. is directed to comply 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 "Jai Manglam Enclave – II" of the respondent - M/s Manglam Sai Developers Pvt. Ltd.

7. The matter is, accordingly, disposed of.

Sd/-
(Vivek Kumar Singh)
Chairman