



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

RERA/SM/626/2024

Authorised Representative of RERA..... Complainant

Vs.

M/s Grid Infrastructure Pvt. Ltd..... Respondent

Project:-MANSAROVAR RESIDENCY

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 "Mansarovar Residency" which was advertised and bookings were made by the respondent M/s Grid Infrastructure Pvt. Ltd. A *suo motu* notice was issued to the respondent on 18.01.2024 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 summons to the respondent through the Sr. S.P. Patna to be served with the help of local Police to the respondent for appearance and filing reply on the next date of hearing 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 30-04-2024, 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 “Mansarovar Residency” was made by M/s Grid Infrastructure 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 Grid Infrastructure Pvt. Ltd., as per Section 59(1) of the RERA Act, 2016. The Authority directs the respondent company and its Director Mr. Sanjay 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 “Mansarovar Residency” from all mediums within fortnight.

5. The respondent – promoter namely M/s Grid Infrastructure 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 blanket ban on execution of sale deed for the project namely



“Mansarovar Residency” of the respondent - M/s
Grid Infrastructure Pvt. Ltd.

7. The matter is, accordingly, disposed of.

Sd/-

(Vivek Kumar Singh)

Chairman