



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/348/2019

Authorised Representative of RERA Complainant.

Vs

M/s Rounak Homes Pvt. Ltd.Respondent

Projects: Rounak Enclave, Lata Basant Kunj,
Ram Lakhan Sunitra Apartment & Akhilesh Enclave.

Present: For Complainant: Mr. Rishikesh Rajan, Adv.

For Respondent: Mr. Sumit Kumar, Adv.

05/09/2024

ORDER

1. Hearing taken up. Mr. Rishikesh Rajan, Advocate appears on behalf of the complainant. Mr. Sumit Kumar, Advocate appears on behalf of the respondent.
2. This case was initiated against a project namely, Lata Basant Kunj which was advertised on Sulekha.com. A notice was issued to the respondents namely, M/s Raunak Homes Pvt. Ltd. The notice was issued for the projects namely, Rounak Enclave, Lata Basant Kunj, Ram Lakhan Sumitra Apartment and Akhilesh Enclave.
3. Learned counsel for the respondent says that he has no connection whatsoever with the project mentioned Lata Basant Kunj which was advertised on Sulekha.com. He submits that the project which was taken up by the respondent is Basant Prem Niwas which got completed before the commencement of the RERA Act. He filed a completion certificate of the said project, to buttress his point.

4. The Authority notes that despite several opportunities the respondent failed to file the estimated cost of the project.
5. In view of the documents on record, it is evident that the advertisement with regard to the project - Lata Basant Kunj was made by M/s Raunak Homes Pvt. Ltd. It is established that respondent company has contravened the provisions of Section 3 of the Real Estate (Regulation and Development) Act, 2016 by not registering their project with the Real Estate Regulatory Authority, Bihar, the Authority has decided to levy a penalty of Rs.10,00.000/- upon the promoter namely, M/s Raunak Homes Pvt. Ltd. as per Section 59(1) of the RERA Act, 2016. As the matter alludes to cyber crime also, a copy of the material on record may also be sent to the E.O.U. of Bihar Police for information and necessary action.
6. The respondent is directed to comply with the order within 60 days failing which action under section 59(2) of the RERA Act and would be taken. Further the respondent is directed to remove all the advertisements of the project from all mediums.

The matter is accordingly, disposed of.

Sd/-
(Vivek Kumar Singh)
Chairman