

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of**

**Hon'ble Member Mr. S. D. Jha, RERA, Bihar,**

**RERA/SM/458/2020**

Authorised Representative of RERA ..... Complainant

Vs.

M/s Devnagri Green City Pvt. Ltd. .... Respondent

For the complainant: Mr. Ankit Kumar, LR

For the Respondent: Mr. Punit Kumar, Advocate

**Project:– SHIV VIHAR (PHASE-I)**

**PROCEEDING**

**22.08.2024** Hearing taken up. Mr. Ankit Kumar, LR, appears for the complainant. Mr. Punit Kumar, Advocate, appears for the respondent.

Learned counsel for the respondent by filing show cause/apology petition dated 22.08.2024, a copy of which has also been served upon the complainant's counsel, submits that the suo motu proceeding has been initiated against the project "Shiv Vihar (Phase -1)" situated at Naubatpur, Patna, and the penalty has been imposed on the project "Royal Paradise", which is non-existence, to which the complainant's counsel submits that mentioning the project name at one place in the order as "Royal Paradise" is typographical error as at other places in the order "Shiv Vihar (Phase -1)" is mentioned. He further submits that the report submitted by the Technical Team, RERA, is questionable as they did not visit the site of the project and they prepared the report on the basis of documents available on the record. He also submits that he does not dispute about the advertisement made by the respondent but he requests that the Technical Team may be directed to visit the site of project "Shiv Vihar (Phase -1)" which would enable them to estimate the real cost of the project. He also submits that though the advertisement of the project was made by the

respondent but that project was withdrawn due to dispute between the respondent and the landowner.

Learned counsel for the complainant by filing photographs of the project submits that the project "Shiv Vihar (Phase -1)" was advertised by the respondent - promoter and, therefore, he is liable to pay the penalty. However, he requests for two weeks' time to file rejoinder to the show cause filed today, which is allowed. He is directed to file the same within two weeks with a copy to the respondent's counsel who will file reply, if any, within two weeks thereafter.

The Technical Team, RERA, is directed to visit the site of the project "Shiv Vihar (Phase -1)" and submit a report within three weeks indicating the estimated cost of the project vis a vis the earlier report dated 27.11.2023 of the Technical Team, RERA. Send a copy of this proceeding to the Secretary, RERA, for necessary compliance.

Put up for hearing on 30.09.2024.

**Sd/-**  
**S.D. Jha,**  
**Member**