



REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/SM/620/2023

Authorised Representative of RERA

....

Complainant

Vs

M/s Sankalp Engicon Pvt. Ltd.

....Respondent

Project: **(1) PACIFIC OAKS**

(2) MANJU COMPLEX

Present: For Complainant: Mr. Rishikesh Rajan, Advocate

For Respondent: None

29.04.2025

ORDER

1. Hearing taken up. Learned counsel Mr. Rishikesh Rajan appears on behalf of the Authority. Respondent is absent
2. This case was initiated for two projects namely, (1) Pacific Oaks (2) Manju Complex against the respondent.
3. The Authority notes that despite several opportunities having been given to the respondents, they failed to appear and file reply.
4. The learned counsel for the complainant submits that the respondent has blatantly violated the provision of the RERA Act and has also not appeared before the Authority.
5. The Authority observes that despite several opportunities the respondent has neither filed any reply, nor has appeared in the case. Hence, for expeditious justice, the Authority is compelled to pass an ex-parte order against the respondent company.
6. In view of the documents on record, it is evident that the advertisement with regard to the project - (1)

Pacific Oaks (2) Manju Complex was issued in the year 2017 and it is established that since 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. 5,00,000/- upon the promoter / respondent as per Section 59(1) of the RERA Act, 2016.

7. The respondent is directed to comply with the order within 60 days failing which action under section 59(2) of the RERA Act 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