

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Double Bench of Mr Naveen Verma, Chairman,
& Mrs Nupur Banerjee, Member**

Case No. RERA/SM/09/2018

Authorised Representative of RERA.....Complainant

Vs

M/s Technoculture Building Centre Pvt. Ltd.....Respondent

Project: Vastu Vihar Saharsa, Phase-1

**Present: For Complainant: Mr. Jainandra Kumar, Advocate
For Respondent: Mr. Deepak Kumar, L.R.**

08.11.2022

ORDER

Real Estate Regulatory Authority, Bihar issued a suo motu show- cause notice on 03.05.2018 to the Directors of the respondent company for contravention of section 3 of the Real Estate (Regulation & Development) Act 2016 by advertising the project **Vastu Vihar Saharsa, Phase-1** through the brochures on their website without registering the project with the RERA, Bihar. The promoters were directed to show cause as to why proceedings under 59 of the Real Estate (Regulation & Development) Act 2016 may not be initiated against them. It was brought to the notice of the Authority that the respondents have been advertising and taking advances against the bookings made in the project.

The respondent company in its reply dated 19.05.2018 had stated that earlier the said project was under the Baijnathpur Panchayat and have obtained approval from the said Gram Panchayat since the area has not been notified under any planning area.

The Authority takes note that under the first proviso of Section 3 of the Act, all the ongoing real estate projects were required to register by 31st July, 2017 with the Real Estate Regulatory Authority, Bihar except in projects where area of the land proposed to be developed does not exceed five hundred square meters or number of apartments proposed to be developed does not exceed eight inclusive of all phases. Further, section 3 of the Act

provides that no promoter can advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building as the case may be, in any real estate project or part of it, in any planning area within a State, without registering the real estate project with the Real Estate Regulatory Authority (RERA) established under this Act. Promoter of ongoing real estate projects in which all buildings as per sanctioned plan, have not received Completion Certificate, shall also be required to be registered for such phase of the project which consists of buildings not having occupation or Completion Certificate.

On the last date of hearing i.e. 23.08.2022, the respondent company was directed to file specific reply that no flat was sold after the commencement of the Act and they have not violated any of the provisions of the RERA Act.

The respondent in their reply have stated that the project was launched in the year 2016 and all bookings were completed before the commencement of the Act, though in the application for registration, the respondent company has mentioned the project start date as 11.08.2012 and end date as 10.08.2020 and the respondent company has filed for extension of registration on 30.06.2021. It has been mentioned in their reply that completion certificate has already been issued and uploaded on the website.

In the present matter even though the respondent company is claiming that they have not booked any plot or made any advertisement of the project after commencement of the Act but, they have admitted the fact that the project was ongoing and after issuance of suo-motu notice, they have applied for registration.

The term Advertisement has been defined in the section 2 (b) of the Act as follows:

“Advertisement means any document described or issued as advertisement through any medium and includes any notice, circular or other documents or publicity in any form, informing persons about a real estate project, or offering for sale of a plot, building or apartment or inviting persons to

purchase in any manner such plot, building or apartment or to make advances or deposits for such purposes.”

Thus, it is established that the respondent company has advertised their project without registering the project with the Authority and thereby violated the provisions of Section 3 of the Real Estate (Regulation & Development) Act, 2016 by advertising their project “**Vastu Vihar Saharsa, Phase-1**” .

Taking note that after issuance of suo motu notice, they have applied for registration of the project by paying an amount of Rs. 11,23,410/- as registration charge along with late fees and the fact that the project has since been completed, the Authority directs that the amount taken as late fees be treated as penalty and deposited un the appropriate account.

With this direction the matter is disposed of.

Sd/-

Nupur Banerjee
Member

Sd/-

Naveen Verma
Chairman