

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Single Bench of Mrs. Nupur Banerjee, Member
Case No: RERA/SM/63/2018

Authorized Representative of RERA

...Complainant

Versus

M/s. Geetanjali Realtech Pvt. Ltd.

...Respondent

Project: Sudha Homes Town Duplex

22-07-2024

ORDER

The Real Estate Regulatory Authority, Bihar issued a Suo Motu show- cause notice on 03-05-2018 to the respondent company for contravention of section 3 of the Real Estate (Regulation & Development) Act 2016 by advertising and taking booking in the project **Sudha Homes Town Duplex** without registering the project with RERA, Bihar. The promoters were directed to show cause as to why proceedings under Sections 35& 59 of the Real Estate (Regulation & Development) Act 2016 may not be initiated against them.

The respondent has filed reply stating therein that project - **Sudha Homes Town Duplex** is a registered project and filed UDHD Letter dated 20-02-2018 stating therein that for ongoing project the last date of application without penalty is 31-03-2018.

The Authority notes that technical wing of RERA has submitted its report dated 18-01-2024.

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. 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.

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.”

Perused the record. The Authority observes that the project is complete and the respondent has applied for registration of the project as per letter dated 31.03.2018, therefore the SUO Moto proceeding is being dropped against the respondent.

With this direction, the matter is disposed of.

Sd/-
Nupur Banerjee
Member