

THE RAJASTHAN REAL ESTATE REGULATORY AUTHORITY,  
JAIPUR

File No. F.15(364)RJ/RERA/C/2025

Suo Moto

Versus

Shri Surendra Ranka and Shri Santosh Sethia

...Respondents

Present

Smt. Veenu Gupta, Hon'ble Chairperson

Adv Ankit Jain, on behalf of the respondent

Date of Order: 07.07.2025

ORDER

1. In the present matter, a show cause notice was issued to the respondents on 10.02.2025 under section 59 read with section 3 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as 'the Act') for non registration of their ongoing project "Radha Krishna Dham" and to show cause why penalty should not be imposed on them for the said violation.

2. Counsel for the respondents, Mr. Surendra Ranka and Mr. Santosh Sethia, has filed a reply asserting that they have no association with the project in any manner whatsoever, and that the issuance of notices in their names is erroneous. It is further submitted that the project in question has been developed by one *Shri Balaram*, who is stated to be the promoter of the said project. In light of the above, it is respectfully submitted that the show cause notices issued against Mr. Surendra Ranka and Mr. Santosh Sethia be discharged.







3. The counsel for the respondent promoter Shri Balaram admitted that he alone is the promoter of the company has filed reply and that he respondent has already applied for registration of the project and the application is currently pending before the Authority.

4. The respondent also submitted that any delay in registration of the project is purely procedural and unintentional. It has been stated that the project has obtained completion certificates from (i) Er. Gaurav Khandelwal, Chartered Engineer, (ii) a Government Approved Valuer, and (iii) the Nagar Palika. These certificates indicate that the project has reached completion.

5. It is also contended by the respondent promoter that they have not undertaken any sale, purchase, booking, or marketing activities of units in the said project prior to obtaining the completion certificate. Therefore, they assert that the provisions of Section 3 of the RERA Act have not been violated in substance.

6. On the basis of these submissions, the respondents have prayed for discharge of the Show Cause Notice. Further, the respondent promoter has requested that the proposed penalty under Section 59 of the RERA Act—amounting to 10% of the estimated cost of the project—not be imposed.

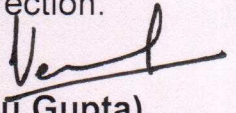
7. In light of the above arguments advance by the counsel for the respondents and informant and on the perusal of the records available, it is observed that the respondents Shri Surendra Ranka and Shri Santosh



Sethia are not promoter of the said project as is evident from the RERA web portal. Therefore, notices may be discharged against them.

8. Further, this Authority is of the view that the respondent promoter Shri Balaram has violated section 3 of the Act by not registering the project with the Authority. Further, it is pertinent to note that the registration of the said project is applied on 22.05.2025 which is after the issuance of show cause notice dated 10.02.2025. Therefore, a penalty of Rs. 1 Lac is imposed on the respondent promoter, under section 59 for violation of section 3 of the Act.

9. The matter stands disposed of in terms of the above direction.

  
(Veenū Gupta)  
Chairperson

