

THE RAJASTHAN REAL ESTATE REGULATORY AUTHORITY,  
JAIPUR

File No. F.15(327)RJ/RERA/C/2024

Suo Moto

Versus

Ankit Sharma

...Respondent

Present

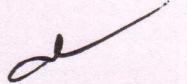
Smt. Veenu Gupta, Hon'ble Chairperson

No one appeared on behalf of the respondent

Date of Order: 07.07.2025

ORDER

1. A show cause notice dated 18.10.2024 was issued to the respondent under Section 3/59 of the Real Estate (Regulation and Development) Act, 2016 ("the Act") for the alleged non-registration of their real estate projects titled "Balaji Enclave-II" and "Shri Radha Govind Residency". The respondent was required to show cause as to why penalty proceedings should not be initiated for the aforesaid violations.
2. A copy of the said notice was also forwarded to the DIG, Registration & Stamps, Jaipur-I, II, and III, seeking a site report pertaining to the land on which the said projects are alleged to exist.
3. Despite service of the show cause notice, no appearance was made by or on behalf of the respondent before this Authority.
4. In response to the notice, the office of the DIG, Registration & Stamps informed this Authority that the required information could not be provided as the matter did not fall within their jurisdiction.







5. In order to verify the existence and location of the said projects, this Authority, vide its order dated 12.03.2025, directed the Project Cell to conduct a site visit and submit a report on the current status of the projects.

6. Accordingly, a site inspection was carried out by an official of this Authority, and a report dated 05.05.2025 was submitted. As per the site inspection report:

- No physical existence of the projects titled "Balaji Enclave-II" and "Shri Radha Govind Residency" could be located at the specified addresses — i.e., Kishorpura Road, Near Shiv Habitat, Diggi Road, Sanganer, Jaipur, and Dabla, Near Baniyavali, Diggi Road, Sanganer, Jaipur, respectively.
- There were no signboards, advertisements, or any form of indication that such projects were under development or had been launched at the given sites.

7. It is evident that the respondent has failed to respond to the show cause notice or appear before this Authority.

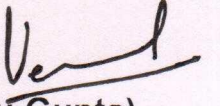
8. Moreover, the site inspection has revealed no trace of the alleged projects, nor any supporting material to indicate their development or advertisement at the stated locations.

9. In the absence of any documentary or physical evidence suggesting that such projects exist or are being developed, and in view of non-cooperation by the respondent, the continuation of proceedings is rendered futile.



10. Accordingly, it is ordered that the present proceedings initiated under Section 3/59 of the Act are hereby closed, owing to the absence of verifiable information or existence of the said projects. This order is passed without prejudice to any future rights or remedies available to the Authority in the event that concrete information regarding the existence or development of the said projects comes to light.



  
(Veenu Gupta)  
Chairperson