

THE RAJASTHAN REAL ESTATE REGULATORY AUTHORITY,
JAIPUR

Suo Moto

Versus

Vinod Kumar Gupta & Ors.

...Respondent

File No. F.15(359)RJ/RERA/C/2025

Present

Smt. Veenu Gupta, Hon'ble Chairperson

Nobody appeared on behalf of the respondent

Date of Order: 09.06.2025

ORDER

1. In the present matter, a show cause notice was issued to the respondent on 21.01.2025 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 the project "STAR CITY" and to show cause why penalty should not be imposed on him for the said violation.

2. The counsel for the respondent promoter filed reply dated 12.05.2025 contending that the application for registration has been filed for the project "STAR CITY" with the RERA Authority bearing application no. RAJ-RERA-APP-P-2025-10439 (dated 26.03.2025). It is also stated that he has also applied for another registration of the scheme "STAR CITY GAJSINGHPUR" bearing application no. RAJ-RERA-APP-P-2025-10471 (dated 02.04.2025). The said



applications are pending before the RERA Authority for further perusal and approval.

3. He further argued that he has neither sold or booked units nor advertised the project. He also submitted that no receipts have been generated and no consideration has been accepted from any buyer. Moreover, it is stated that the said project "STAR CITY" is being developed on a privately owned land and is developed by the private developer. The said project does not come under the ambit of any government scheme.

4. He also clarified that the projects "STAR CITY" and "STAR CITY GAJSINGHPUR" have been proposed on the same land parcel but are entirely different projects with different layout plans. Therefore, the present notice may be dropped and no adverse action may be taken against the respondent promoter.

5. In light of the above arguments advance by the counsel for the respondent and on the perusal of the records available, this Authority is of the view that the respondent has violated section 3 of the Act by not registering his projects "STAR CITY" and "STAR CITY, GAJSINGHPUR" with the Authority. The complainant has furnished copies of the layout plan and receipts issued by the Star City, Gajsinghpur in October, 2024 alleging that some sale/marketing has been done by the developer without RERA



Registration. The registration application for both the project has been filed after the show cause notices dated 21.01.2025 was issued to him. Therefore, a penalty of Rs. 2,00,000/- is imposed on the respondent promoter for violation of the Act. Compliance of the same be made within 45 days from the date this order is uploaded on the RERA website.

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


(Veenu Gupta)
Chairperson