

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

Before the Bench of Mr. R.B. Sinha, Member.

**Case No. CC/129/2018**

Shashank Shekhar Pandey.....Complainant

Vs

M/s Sahani Builders & Developers Pvt. Ltd.....Respondent

Present: For Complainant: Mr. Arvind Vishwakarma, Advocate  
For Respondent: Mr. Upendra Sahani, Proprietor

**23/03/2021**

**INTERIM ORDER**

Hearing taken up through video conferencing. Mr. Arvind Vishwakarma, complainant counsel is present. Mr. Uperndra Sahani, Proprietor of the respondent company is also present.

Complainant submits that the respondent is trying to linger the matter. He further submits that the estimate of left over work amounting Rs. 30,98,000/- has been submitted in RERA and the flooring of ground floor and roof has not been completed, painting has not been completed, lift and generator has not been installed, electric work is incomplete and transformer has not been installed. He further submits that total 12 flats are complete and 4 are incomplete in “Dev Ganga Apartment”.

The Bench directs the complainant to file written notes of arguments on next date of hearing. It is observed that the project is of 2016 and the respondent is not complying with the provisions of RERA. It is further observed that enough time has been given to the respondent to comply with the orders of the Bench and out of 10 hearings the respondent has appeared only 4 times before this Bench.

The Bench strictly directs the respondent to complete the project in question and obtain completion certificate from the competent municipal authority at the earliest and register the project under RERA. Only then the registration of remaining flats will be allowed. Until then the aforementioned 4 flats will be under lien of RERA.

Keeping in view the recent approach of the respondent firm, the Authority deems it proper and necessary to issue of interim order under Section 36 to be read along

with Section 34 (f) & Section 37 of the Real Estate (Regulation & Development) Act, 2016 against the respondent company.

It is therefore, directed that until further order, all bank accounts of **M/s Sahani Builders & Developers having its registered office at Jagdeo Singh Building, Shop No. 101, 1<sup>st</sup> Floor , Bailey Road, Maurya Path More, Khajpura, Jagdeopath, Patna-800014** and its Partner Sri Upendre K Sahani, S/o. Sri kanhai Sahani, PAN No- ALES4594E, R/o. Mini Taj Hotel, Dumra Road, Rajo Patti, Sitamarhi- 843302, shall be frozen with immediate effect and IG Registration Patna and Sitamarahi have been also requested to issue necessary directions to all DSRs/Sub-Registrars, including Patna//Danapur/Sitamarahi not to register any apartment/plot of project “**Dev Ganga Apartment**” at **Mauza- Dhanaut, Mahuabagh, Survey Plot no. 1447(Part), Khata No. 206, Tauzi No. 463, Thana No.20, Thana Code- 077, Nagar Parishad Danapur ( Development Deed no 2305, dated 8/3/2013, Danapur Sub Registry, Patna) .**

Let a copy of this order be forwarded to concerned State Level Bankers Committee; LHO, Gandhi Maidan, Patna; IG Registration, Patna and Sitamarahi for taking necessary action.

IT Consultant has been directed to upload this order on Authority’s website and also send the copy of order to Respondent Company and Concerned Authorities.

**Put up on 17/05/2021 for hearing.**

**R.B. Sinha,  
Member**