

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**Case No. CC/867/2020**

Smt. Janki Kumar.....Complainant

Vs

M/s Bricks Estate Pvt. Ltd.....Respondent

Present: For Complainant: Md. Mustaq Kareem, Representative  
For Respondent: None

**17/03/2021**

**INTERIM ORDER**

Hearing taken up through video conferencing. Md. Mustaq Kareem, Representative of the complainant is present. Again no one turned up on behalf of the respondent.

On order dated 27<sup>th</sup> January 2021, the Complainant stated that he had made payment of Rs 3.05 lakhs in March-April 2018 but the work on the project didn't proceed as per expectation. Pramod Kumar, Director appeared before the Bench and submitted that he hasn't received any notice from RERA and had no knowledge about the case. When the Bench didn't agree upon it as the notices were sent to the respondent's address twice, he finally agreed that the complainant was a close acquaintance and he didn't expect him to be here. He further prayed for time. Bench allowed time by directing him to refund the said amount to the complainant.

On 23<sup>rd</sup> February 2021, it was observed that the respondent has not complied with the last order and the payment has not yet made by the respondent till date. Bench directed the MD of the respondent company to refund the deposit of the complainant and be present on the next date of hearing, failing which strict action will be taken against him.

Today, again no one turned up on behalf of the respondent company. It is observed that the respondent is deliberately not appearing before the Bench.

Complainant submits that since 2018 the respondent is trying to linger the matter and not responding. He further submits that there is no progress in work at all.

In view of the aforesaid facts and keeping in view the approach, conduct and continued construction work of the respondent company without registration of the Projects with the Authority, 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.

It is therefore, directed that until further order, all bank accounts of **M/s. Bricks Estate Pvt. Ltd.** and their Director/ Director **(i) Sushma Srivastava (Director) (DIN No:- 07294120), (ii) Damini Priya (Director) (DIN No:- 08018469), (iii) Pramod Kumar (Director) (DIN No.: 03327442);** shall be frozen with immediate effect and IG Registration is also requested to issue necessary directions to all DSRs/Sub-Registrars, including Patna/ Phulwarisharif/Danapur/Bikram not to register any apartment/plot of project **“Sai Motilal Enclave”** situated at Danapur and any other project of **M/s Bricks Estate Pvt. Ltd.** till further order.

The aforesaid plot as well as the property which is partially constructed is brought under the lien of Real Estate Regulatory Authority, Bihar with immediate effect. No transactions will be permitted either by the landowner or by the promoter. Nagar Parishad Office, Danapur Nizamat, Patna as well as Patna Municipal Corporation are directed to take necessary actions as per their laws.

Registrar of Companies (ROC), Patna is requested to provide necessary detail like PAN, Bank Account, DIN and Aadhaar details of the respondent companies and their directors within two weeks, so that the Authority may take necessary action against the respondent company. **(M/s: Bricks Estate Pvt. Ltd.: CIN- U70102BR2015PTC025080)**

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

Let this order be communicated to the following:

(1) Pramod Kumar and Sushma Shrivastava, Directors, M/s Bricks Estate Pvt. Ltd., Flat no. 342, Sudharshan, South Nehru Nagar, P.O.+P.S.- Patliputra, Patna, Bihar- 800013, Mob no.: 8521125799, Email: cmapkroy@gmail.com; info@bricksestate.com.

IT Consultant has been directed to upload a copy of this order on the Authority's website.

Let the next date of hearing be fixed on 28/04/2021

**Put up on 28/04/2021 for hearing.**

**R.B. Sinha,  
Member**