

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before The Bench of Mr. R.B. Sinha & Mr S.K. Sinha, Members, RERA,Bihar.

Complaint Case No:- CC/303/2019

Smt Shakuntala Devi.....Complainant

Vs

M/s Phenomenal Projects Pvt. Ltd & Ors.....Respondent

**Present: For the Complainant: Sanjeev Ranjan Prasad (Son).
For the Respondent: None.**

03.03.2020

INTERIM ORDER

The complainant is present and no one has appeared on behalf of the respondent company.

After filing of the aforesaid complaint by the complainant, the Bench has issued several directions to the respondent company and their directors on 07/01/2020, 15/11/2019 and 08/11/2019 to refund the remaining consideration amount to the complainant.

That on 15/11/2019 the respondent company has been imposed with a cost of Rs. 10000/- for non appearance of their director and with further direction to the respondent company to appear in person before this Bench on next date of hearing. Besides various orders passed by the Bench, the order/direction of the Bench has not been complied with nor has the respondent company's director appeared.

In view of the aforesaid facts, circumstances and keeping in view the approach of the respondent company, the Bench deems it appropriate and necessary to issue an 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 Phenomenal Projects Pvt. Ltd.** (CIN:- U45200BR2013PTC021386 & PAN:- AAHCP4450F)) and their two directors **(i) Smt Namita Singh** (DIN:- 06712263) and **(ii) Mr Sanjay Kumar** (DIN:- 06712269 & PAN:- AEOPK4100M) having their bank account nos 19230200000661,19230200000745, 19230100009838 with IFSC no FDRL0001923 in Federal Bank limited, Raja Bazar Branch, Patna, Account no- 061605500543 with IFSC no- ICICI0000616 in ICICI Bank, Raza Bazar, patna, Account no 915010008190686 with IFSC no-UTIB0001290 in Axis Bank, Raza Bazar Branch, Patna, Account no-50100062737507 with IFSC no HDFC0001649 in HDFC Bank, Raza Bazar Branch, Patna and any other account in any other Bank shall be frozen with immediate effect.

IG Registration is also be requested to issue directions to all DSRs/Sub-Registrars of Patna District not to register any apartment/plot of land of **M/s Phenomenal Projects Pvt. Ltd.** PAN:- AAHCP4450F) and its sister concerns M/s. Shimmer & Flickers Media Pvt. Ltd. (CIN:- U45209BR2019PTC041891) and M/s. Namita Singh Builders Pvt. Ltd. (CIN:- U74999BR2019PTC042855) and their two directors **(i) Smt Namita Singh** (DIN:- 06712263) and **(ii) Mr Sanjay Kumar** (DIN:- 06712269) (PAN:- AEOPK4100M) s/o **Late Sitaram Prasad** having their registered office at H/No. 61A , Akashwani Road, Khajpura, Bailey Road, Patna- 800014 and residential address : **At- 404, Lalita Apartment, Ashiana Road, Raja Bazar, Patna .**

Registrar of Companies (ROC), Patna is requested to provide necessary detail like PAN, Bank Account, DIN, Aadhaar and other relevant details of the aforesaid three companies and their two directors within two weeks, so that the Authority can take necessary action against the respondent company.

The Sr. Superintendent of Police, Patna, has been directed to compel the attendance of the two aforesaid directors of the respondent company on next date of hearing.

Let a copy of this order be forwarded to concerned State Level Bankers Committee, SBI LHO, Gandhi Maidan, Patna and Federal Bank Limited, Patna regional office for taking necessary action.

Let this order be communicated to **M/s Phenomenal Projects Pvt. Ltd** having its office at 404, Lalita Apartment, Ashiana Road, Patna-800014, (Email ID:- snjyksngh@gmail.com). OSD has been directed to communicate this order to all concerned within a week and upload a copy of this order on the Authority's website.

Let the next date of hearing be fixed on 21.04.2020.

Sd/-

Member

Sd/-

Member