REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA, Bihar.

RERA/CC/450/2025

Pawan Kishore .... Complainant

Versus

M/s Pallavi Raj Construction Pvt. Ltd. .... Respondent

Project: **BOLLYWOOD RESIDENCY, AB**

Present: For Complainant: In person
For Respondent: Mr. Shashi Kumar, Advocate

22.10.2026 **PROCEEDING**

1. Hearing taken up. Mr. Pawan Kishore, the complainant, appears on behalf of the complainant. Learned counsel Mr. Shashi Kumar appears on behalf of the respondent.

2. The complainant submits that a cheque for Rs.1,00,000/- had been given by the learned counsel for the respondent during the hearing in this Court itself but when the cheque was presented in bank the same could not be encashed for the reason of insufficient balance. He, then out of desperation contacted the respondent, who then took action for depositing the cheque amount in the said bank account and lastly the cheque was cleared on 17th October, 2026. The complainant presents a statement from the bank dated 13th October, 2026, when the Branch Manager of Indian Bank has given a certificate to the complainant regarding returning the cheque, mentioning the reason of insufficient fund for the same to be unpaid.

3. Learned counsel for the respondent submits that maybe, for the unavoidable circumstances because of Dussehra festival, the money could not have been deposited in the said account. However, he again presents another cheque of Rs.1,00,000/- dated 30th October, 2026 and submits that the said cheque which is being given by him to the complainant today before the court will surely be encashed.

4. The Bench takes a serious note of the discrepancy in the encashment of the cheque and takes a serious view of the fact that the respondent has been acting very slowly and even after keeping a sum of Rs.5,00,000/- with him for a considerable long time without initiating the construction work of the project, the respondent has been audacious to the extent that he is making payment of a very paltry sum of only Rs.1,00,000/-.

5. Even acknowledging the receipt of the cheque presented today, still an amount of Rs.2,00,000/-, apart from interest, shall remain to be paid to the complainant. The Bench, therefore, gives a last opportunity to the respondent to make payment of the entire principal amount to the complainant before the next date of hearing, failing which the Bench shall be constrained to take a tough decision in this regard.

Put up for hearing on 16.12.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar