

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/311/2025

Binod Kumar Bimal

....

Complainant

Versus

M/s Palviraj Construction Pvt. Ltd.

....

Respondent

Project: **BOLLYWOOD RESIDENCY AB**

Present: For Complainant: In person

For Respondent: Mrs. Rajni Gupta, Advocate

18.12.2025

PROCEEDING

1. Hearing taken up. Mr. Binod Kumar Bimal, complainant, appears in person. Learned counsel Mrs. Rajni Gupta appears on behalf of the respondent and she assures to file *Valalatnama* affixing court-fee stamp.

2. The complainant, who is present in person, submits that he had booked flat no. 202, Block-A in the project named Bollywood Residency AB which was being constructed by the concerned respondent. He further submits that he had paid total amount of Rs.5 lakh out of total consideration amount of Rs.45 lakh. He further submits that as per his knowledge and information, construction of the said project has not yet been initiated and despite on regular persuasion from his side, the respondent is neither constructing the said project nor is he making refund of the total amount paid and hence the complainant has filed the instant complaint in this court. He also submits that since initiation of the construction of the said project has not been done as yet even after a lapse of over two years, he gave a cancellation letter of booking of the said flat which was received in his office by the staff of the respondent-company named Mohit Kumar on 13th November, 2022. On being enquired he submitted that he had given cancellation letter in person in the office which is located at Jyotipuram, Jagdeopath, Patna and now the office is being shifted to different places and presently the office is at Kidwaipuri, P.S. Buddha Colony, Patna.

3. Learned counsel for the respondent requests for a hard copy of the complaint to be given to her by the complainant. She is also requested to download a copy of the complaint from the RERA website. However, the complainant is also requested to hand over a hard copy of the complaint to the learned counsel for the respondent. He assures to hand over a copy thereof today itself.

Put up for hearing on 10.02.2026

Sd/-

**(Sanjaya Kumar Singh)
Inquiry Commissioner**