REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/534/2025

Rekha Kumari .... Complainant

Versus

M/s Palvi Raj Constructions Pvt. Ltd. ... Respondent

Project: **BOLLYWOOD RESIDENCY A B**

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

14.10.2026 **PROCEEDING**

1. Hearing taken up. Mrs. Rekha Kumari, complainant, appears in person. Learned counsel Mr. Shashi Kumar appears on behalf of the respondent.

2. Learned counsel for the respondent submits that though he is not in receipt of the copy of the complaint petition but as per information given by the office of the respondent-company, a total amount of Rs.3,50,000/- has been paid by the complainant to the respondent.

3. The complainant, who is present in person, furnishes a photo copy of the information and the complaint petition along with Annexure which also incorporates the Memorandum of Understanding executed between respondent (M/s Palvi Raj Construction Private Limited) and the complainant on 18.11.2020. She further submits that at page 9 of the MoU it has been explicitly outlined that down payment of Rs.5,00,000/- in booking the flat has already been paid by the homebuyer to the respondent vide money receipt no. 577 dated 06.04.2019. She serves a copy of the entire details to the learned counsel for the respondent.

4. When enquired about the same, learned counsel for the respondent submits that since he is not having the details, therefore. he was unaware of the fact of the case. However, now that he is in receipt of the complaint petition, he will be filing a written reply on the next date of hearing.

5. The Bench observes that a number of similar cases pertaining to the impugned project named 'Bollywood Residency A B' have been adjudicated by this Court with a clear direction to the respondent to refund the entire amount along with interest as per the provisions of law. The present case is also in the

same line and, therefore, the Bench expects a proper and prudent action on the part of the respondent so that the justice be met.

6. It is made clear that the next date of hearing shall be the final date of hearing after which a final decision shall be taken in this matter on the basis of the material available on record.

Put up for hearing on 15.12.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar