**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Hon'ble 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

**30.07.2026** **PROCEEDING**

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

2. The complainant submits that he has paid a total amount of Rs. 5,00,000/- for booking Flat No. 201, Block-A in the project named 'Bollywood Residency, AB' but to his utter dismay, the construction of the project was never started. Despite knowing the fact that the construction of the project will not be initiated in future, the respondent did not bother to voluntarily refund the paid amount to him. On regular persuasion of the complainant, only Rs.1,00,000/- has been refunded till date but Rs.4,00,000/- has not been paid as yet and for this reason, he has filed this complaint petition with the Authority.

3. Learned counsel for the respondent requests for a copy of the complaint petition to be handed over to him so that he studies the same and files a written reply regarding the same.

4. The complainant is directed to hand over either a soft copy or a hard copy of the complaint petition today itself so that the learned counsel for the respondent studies the same and comes prepared on the next date of hearing regarding the decision taken by the respondent-company in this regard.

5. This Bench finds it strange that the respondent-promoter, despite having knowledge of the fact that he is not going to construct the project, did not bother to voluntarily refund the money collected from the complainant and kept enjoying the economic benefit from the money deposited by him.

6. Learned counsel for the respondent, therefore, is directed to consult his client and take all necessary steps for refund of the amount before the next date of hearing.

Put up for hearing on 22.09.2026.

Sd/-

**(Sanjaya Kumar Singh)**
**Inquiry Commissioner**
**RERA, Bihar**