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: None
For Respondent: Mr. Shashi Kumar, Advocate

08.07.2026 **PROCEEDING**

1. Hearing taken up. Nobody appears on behalf of the complainant. Learned counsel Mr. Shashi Kumar appears on behalf of the respondent.

2. When enquired about the fact of the case, learned counsel for the respondent submits that he is not aware of the same as he is not in receipt of the complaint petition. He is directed to download a copy of the complaint petition from RERA Website.

3. This Bench, however, observes that the present matter pertains to the project named 'Bollywood Residency, AB' wherein the complainant had paid an amount of Rs.5,00,000/- as mentioned in the complaint petition for booking Flat No.201, Block-A. The Bench has also observed that many complainants of such cases pertaining to the same project have come up before this Bench for redressal of their grievances which relates to refund of the total amount paid to the respondent by the complainant for booking of the flats in the impugned project. This Bench also finds strange that despite knowledge of the fact that the said project has not been constructed and the same is not going to be constructed in the near future, the respondent company is still enjoying the benefits of the deposited money by keeping the same with him and has never bothered to voluntarily refund the paid amount to the respective allottees/ home buyers.

4. This Bench, therefore, directs the respondent to take a serious note of the fact and accordingly, look into its own book of accounts and take proper and prompt action for voluntarily refunding the paid amount pertaining to the booking of different flats in the impugned project to the respective home buyers.

5. Issue notice to the complainant to appear either in person or through his authorized representative on the next date of hearing.

Put up for hearing on 30.07.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar