

# **REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before Single Bench of Mr. R.B. Sinha, MEMBER**

**Complaint Case No:- CC/436/2019**

**Veena Sinha.....Complainant**

**Vs**

**M/s Patliputra Builders Pvt. Ltd.....Respondent**

**Project:- Patligram**

**Present : For the Complainant: In Person**

**Mr. Roy Saurabh Nath, Advocate**

**For the Respondent : None**

**23.01.2020**

## **INTERIM ORDER**

The complainant is present alongwith her Learned Counsel. No one has appeared on behalf of the respondent company.

After filing of the aforesaid complaint, the Authority issued notice to the respondent company on 11.07.2019 with direction to appear on 31.07.2019 and submit their response with regard to the complaint.

Again on 14.10.2019, a further notice was also sent to the respondent company to appear on 04.11.2019. On 14.11.2019, the matter was heard by the Authority and due to none appearance of the respondent company, the case was adjourned to 18.12.2019 with direction to issue fresh notice to the Director of the respondent company.

On 18.12.2019, the respondent company again failed to appear and the Authority seeing the attitude of the respondent company imposed cost of Rs. 10000/- for their continuous non appearance with further direction for issuance of fresh notice to the respondent company to appear on 07.01.2020.

Again on 07.01.2020, the respondent company did not appear, hence, the Authority directed the complainant to file petition stating the names of other promoters of the project alongwith additional information regarding other real estate projects which are being developed by the promoter adjourning the case to be listed on 15.01.2020.

On 15.01.2020, again the respondent company did not appear and today also, the respondent company did not appear inspite of various orders. The Learned Counsel for the complainant filed a petition bringing on record documentary proof of one project

namely “**JYOTIPURAM**” which is being advertised by the respondent company and some other projects outside the State.

Besides issuance of notice and various orders passed by the Authority, neither the order/direction of the Authority has been complied with nor the respondent company has appeared, hence, the Authority was compelled to issue interim order against the respondent company

In view of the aforesaid facts and keeping in view the approach of the respondent company, the Authority deems it proper to issue interim order against the respondent company. Therefore, the Bench deems it necessary for issue of interim order under Section 36 to be read along with Section 34 (f) & Section 37 of the Real Estate (Regulation & Development) Act, 2016.

It is therefore, directed that until further order, all bank accounts of **M/s. Patliputra Builders Ltd.** and their three directors **(i) Sri Niranjan Kumar (Director) (DIN No:- 03524037), (ii) Sri Anil Kumar (Director) (DIN No:- 01441809)** and **(iii) Sri Lalpari Choudhary (DIN No:-02955375) (PAN NUMBER:- AACCP0629B)** having their account in Madhya Bihar Gramin Bank, State Bank of India, Allahabad Bank, Bank of India and Corporation Bank and any other account in any other Bank shall be frozen with immediate effect and IG Registration is also be requested to issue directions to all DSRs/Sub-Registrars, Patna/Phulwarisharif/Danapur not to register any apartment/plot of project “**PATLIGRAM**” and any other project of **M/s. Patliputra Builders Ltd.** till further order.

Registrar of Companies (ROC), Patna is requested to provide necessary detail like PAN, Bank Account, DIN and Aadhaar details of the respondent company and their two directors within two weeks, so that the Authority may take necessary action against the respondent company. **(CIN- U45200BR1996PLC007316)**

Let a copy of this order be forwarded to concerned State Level Bankers Committee, LHO, Gandhi Maidan, Patna, for taking necessary action.

Let this order be communicated to **M/s. Patliputra Builders Ltd.** having its registered office at 301, Maharaja Kameshwar Complex, Frazer Road, Patna-800001 (Email ID:- [info@patliputrabuilders.com](mailto:info@patliputrabuilders.com)).

Office is also directed to sent suo-motu notice against their another project namely **“JYOTIPURAM” of M/s. Patliputra Builders Ltd.** having its registered office at 301, Maharaja Kameshwar Complex, Frazer Road, Patna-800001 (Email ID:- [info@patliputrabuilders.com](mailto:info@patliputrabuilders.com)).

OS (II) has been directed to upload a copy of this order on the Authority’s website.

Let the next date of hearing be fixed on 06.02.2020.

S/d

(R.B. Sinha)  
**Member**