

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. R.B. Sinha, Hon'ble Member

Case No. SM/479/2021

Authorized Representative of RERAComplainant

Vs.

M/s Youth Homes & Developers Pvt. Ltd.....Respondent

- New York Hamlet

Present: For Authority: Mr. Jainandra Kumar, Advocate
Ms. Muskan, Advocate
Ms. Ankita Bhushan, Advocate
For Respondent: Mr. Rishav Sinha, Director

01/04/2021

INTERIM ORDER THROUGH VIDEO CONFERENCING

Hearing taken up through virtual court. Counsels of the Authority are present. Mr. Rishav Sinha, Director of the respondent company is present.

It is observed that the respondent is doing business and advertising his project **New York Hamlet** without registering it under RERA which violates Section-3 of the RERA, Act.

Director of the respondent company submits that his company was registered on 27/11/2020 after lockdown and has applied for registration for RERA Agent on 04/02/2021. He further submits that he has not advertised on the public platform and since the company is only 3 months old, no booking has been made. He further assures to submit all the concerned documents for RERA registration at the earliest.

The Bench directs the respondent to apply for RERA registration of the project New York Hamlet at the earliest and submit the list of customers and all the deposits/advances details that have been received in the respondent's account and entire bank account statements from the date of inception of the company.

It is evident that the respondent has advertised the project on its website as well as on social media sites like facebook.com and olx.com which is sufficient to conclude that the respondent has violated Section 3 of RERA, Act.

In view of the aforesaid facts and keeping in view that the respondent company is advertising his project- **New York Hamlet** without RERA registration with the Authority, the Authority deems it proper and necessary to issue 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. Youth Homes & Developers Pvt. Ltd** and their Director/ Directors **(i) Panna Raj (Director) (DIN No:- 08973590)**, **(ii) Rishav Sinha (Director) (DIN No:- 08420377)**; shall be frozen with immediate effect and IG Registration is also requested to issue necessary directions to all DSRs/Sub-Registrars, including Patna/Phulwarisharif/Danapur not to register any apartment/plot of project “**New York Hamlet**” and any other project of **M/s. Youth Homes & Developers Pvt. 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 companies and their directors within two weeks, so that the Authority may take necessary action against the respondent company. **(M/s. Youth Homes & Developers Pvt. Ltd.) (CIN: U45209BR2020PTC049376)**

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 the following:

- (1) Shri Rishav Sinha (Director), M/s. Youth Homes & Developers Pvt. Ltd. C/o Sri Anil Kumar Singh, S/o Sri Arjun Prasad Singh, having its registered office at, Opp. Dr. Anita Singh, near Sonu Market, Gyanodaya Gurukul

School, Gola Road, Patna Bihar- 801503, Phone: 9798252721; 7360019999
email:rsinha.sinha498@gmail.com; youthhomesdeveloperpvtltd@gmail.com.

IT Consultant has been directed to upload a copy of this order on the Authority's website.

Let the next date of hearing be fixed on 16/04/2021

Put up on 16/04/2021 for hearing.

R.B. Sinha

Member, RERA Bihar