

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**Case No. SM/461/2020**

Authorized Representative of RERA .....Complainant

Vs.

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

Present: For Authority: Ms Muskan, Advocate  
Ms. Ankita Bhushan, Advocate  
For Respondent: Mr. Sharad Shekhar, Advocate  
Mr. Ravi Kumar, Director.

**26/02/2021**

**INTERIM ORDER**

Hearing taken up through virtual court. Learned counsels of the authority are present. Mr. Ravi Kumar, Director of the respondent company with his learned counsel, Mr. Sharad Shekhar is present.

Heard the counsel and Director of the Respondent Company. They are allowed to submit written response to the notice in two weeks. However, it has come to the knowledge of Authority that respondent has been advertising, marketing, booking, selling, or inviting person to purchase in their below mentioned projects without registering their Real Estate project with the Authority. It has also come to the knowledge of Authority that the respondent company had **advertised** Goa City project in a daily newspaper dated 25<sup>th</sup> February, 2021 CALLING FOR BOOKING OF THE FLATS without registering their project with the Real Estate Regulatory Authority (RERA), Bihar. In the said newspaper advertisement dated 25<sup>th</sup> February, 2021 the promoter had claimed to be an approved company by the Authority and had also illegally and mischievously given their RERA application Number as RERA REGISTRATION Number so as to mislead the common public. The respondent has also been planning for performing Bhoomi Pujan of the project Goa City on 27.02.2021, given a Bhumi Pujan Offer valid for one day and offered a Gold Coin on the spot booking which is nothing but a flagrant violation of Section 3 of Real Estate (Regulation and Development) Act 2016.

Keeping in view the recent approach, conduct and flagrant violation of the Section 3 of the Real Estate (Regulation and Development) Act 2016 by the

respondent company, the Authority deems it proper and necessary to 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 against the respondent company.

In view of the aforesaid facts and circumstances the promoter is hereby restrained from performing any kind of Bhoomi Pujan or promotional activity pertaining to **said aforesaid project** in question on that date, until further orders.

It is also directed that until further orders, all bank accounts of **M/s Palvi Raj Construction Pvt. Ltd** and its director **(i) Sri Sanjeev Kumar Srivastva (Director) (DIN No:- 07209559; Aadhar Number-5538 5973 8323) along with his spouse & dependent family members);** including Bank Account of ICICI Bank, Account No. 133305001645, IFSC Code- ICIC0001333, Branch Name- Anishabad, Patna and at Patliputra Branch, Patna shall be frozen with immediate effect.

**IG Registration** is also requested to issue necessary directions to all DSRs/Sub-Registrars, including Patna/ Phulwarisharif/Danapur/Bihta not to register any apartment/plot of project **“Goa City”** located at Saguna More, Patna and any other projects such as of **“Mumbai Residency”**, Bihta; **“Bollywood Residency”**, Mainpura; **“Bollywood Residency A B”**, Mainpura; of **M/s Palvi Raj Construction 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 Palvi Raj Construction Pvt. Ltd: CIN-U45309BR2018PTC039132)**

Let a copy of this order be forwarded to concerned State Level Bankers Committee; LHO, Gandhi Maidan, Patna; IG Registration, Patna; ROC Patna; ICICI Bank Opposite Police Colony, Anisabad, Patna, and ICICI Bank, Patliputra Branch, Patna and all other nationalized and Private Banks located in the state of Bihar for taking necessary action at the earliest. Action taken in this regard may please be intimated to us within a week. All transactions of large withdrawal of money from the Bank accounts on or after 25<sup>th</sup> February till freezure of the bank accounts may also be furnished to us.

IT Consultant has been directed to upload this order on Authority's website and also send the copy of order to Respondent Company and Concerned Authorities.

Put up on 18/03/2021 for hearing.

**Sd/-**  
**R.B. Sinha,**  
**Member**