

# **REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before Full Bench of Mr. Naveen Verma, Chairman,  
Mr. R.B. Sinha & Mrs Nupur Banerjee, Members**

**Authorized Representative of RERA**

**Vs.**

**M/s Pallavi Raj Construction Pvt. Ltd**

**24/08/2021**

**Order**

1. Real Estate Regulatory Authority, Bihar issued a show-cause notice to M/s Pallavi Raj Construction Pvt. Ltd through Mr Sanjeev Kumar Shrivastava, Director, on 25.06.2021 as to why the application for registration of project **Mumbai Residency (Application No. – RERAP08292019121329-1)** filed by the company with the Real Estate Regulatory Authority (RERA), Bihar under Section 5 (1) (b) of Real Estate (Regulation & Development) Act, 2016 should not be rejected. The grounds for rejection were that they have not furnished duly approved map, building permit letter, fire NOC, land related documents, balance sheet, profit and loss account and other related documents within stipulated time, despite reminders having been issued and hence the promoter have not fulfilled the requirements of submission of information/ documents as stipulated under the Section 4 of the Real Estate (Regulation and Development) Act 2016 and Rule 3 of the Bihar Real Estate (Regulation and Development) Rules 2017.

2. Hearing was taken up on 28.06.2021 and 02.07.2021 through video conferencing mode. Mr. Sanjay Singh, learned counsel appeared on behalf of the respondent company.
3. In the course of hearing, learned counsel for the promoter submitted that they have filed an affidavit stating therein that they were withdrawing the project Mumbai Registration from RERA registration.
4. The Full Bench, therefore, orders that the application for registration of the project Mumbai Residency be rejected as withdrawn
5. It was submitted on behalf of the promoter that no money from any customers/allottees has been received in the project. The Authority, however, observed that the promoter, in an affidavit in response to a query in a related case in March 2021, had submitted accounts of 12 customers which indicate that Rs. 30.84 lakh was collected from the customers in project Mumbai Residency during the financial years 2018-19 and 2019-2020.
6. The Authority directs the promoter to refund the deposits of all consumers/allottees along with the interest at the Marginal Cost of Lending Rate (MCLR) of the State Bank of India as applicable for two years or more plus two percent from the date of deposit to the date of refund, within sixty days of issue of the order.

*Sd/-*

**R.B. Sinha  
Member**

*Sd/-*

**Naveen Verma  
Chairman**

*Sd/-*

**Nupur Banerjee  
Member**

FORM 'D'

[See rule 5(2)]

INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT

From:

The Real Estate Regulatory Authority, Bihar, Patna

To

Sanjeev Kumar Shrivastva,  
Director  
Palviraj Construction Pvt Ltd  
Patna  
Email Id: **sanjeevoak50@gmail.com**

[Application/Registration] No.: **Mumbai Residency (RERAP08292019121329-1)**

Dated: 26.08.2021

You are hereby informed that your application for registration of project Mumbai Residency is rejected.

For the reasons set out: -

Non-submission of duly approved map, building permit letter, fire NOC, land related documents, balance sheet, profit and loss account and other related financial documents as stipulated by relevant sections and rules of Real Estate (Regulation & Development) Act, 2016 and Bihar Real Estate (Regulation and Development) Rules, 2017 respectively. Also, in your reply (dated 1/7/2021) filed with the Authority, you informed that you are withdrawing the application for registration.

The Authority has also directed you to refund the deposits of all allottees along with interest at the rate of Marginal Cost of Lending Rate (MCLR) of the State Bank of India (SBI) as applicable for two years plus two percent from the date of deposit to the date of refund.

Place: Patna

Date: 26.08.2021

  
-26/8/21

Signature and seal of the Authorised Officer  
Real Estate Regulatory Authority, Bihar

**Secretary**  
**Real Estate Regulatory Authority**  
**Bihar, Patna**