

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. R.B. Sinha, Member.

Case No. CC/255/2019; CC/256/2019; CC/258/2019; CC/259/2019; CC/260/2019;  
CC/261/2019

Binod Kumar Agarwal/ Kalyani Kumari and Neeraj Kumar/ Vidya Sagar  
Choudhary/Suryakant Kumar/ Rajesh Kumar Jha/ Dhanpat Ram  
Agarwal.....Complainants

Vs

M/s Princeton Sky Scrapers Pvt. Ltd.....Respondent

Present: For Complainants: In person  
For Respondent: Adv. Vitesh Kr. Singh (Landowner)

09/04/2021

**INTERIM ORDER THROUGH VIDEO CONFERENCING**

Hearing taken up through video conferencing. Complainants are present in person. Adv Vitesh Kr Singh, counsel for the landowner is present. No one turned up on behalf of the respondent.

It is observed that the respondent counsel is quarantined so he couldn't appear before the Bench for hearing today. RERA Court tried calling the respondent Director but he didn't receive the call.

Complainant drew attention to past order of the Bench that despite of issuance of various directions, warning and interim order, the conduct of the respondent Directors are same and the promoter is not abiding by any provision of RERA, Act . He further submits that an agreement was executed with the developer but the respondent sold apartment to other people and also got registered without the completion of the Apartment. He further submits that in 2017 when RERA came into existence the project was an ongoing project and as yet the project has not been registered under RERA. He further submits that since 10 years he has been facing the problems. It appears that the respondent is trying to abscond.

Rajesh Kumar Jha, Complainant submits that the promoter is running project in Delhi. The Bench directs the complainant to file petition regarding the same on affidavit. He further submits that the respondent Director is not receiving the call and not appearing before the Bench. He further prays for blacklisting the Respondent.



The Bench directs the complainants to lodge FIR against the respondent Director as he is absconding for long period of time without completing the work despite of freezing of bank accounts and banning sales. The respondent is neither appearing before this Hon'ble Bench nor doing any work. It is also observed that despite repeated directions, the respondent company has not registered the project under RERA.

Thus, in view of the aforesaid facts and keeping in view the approach of the director/s of the respondent company, the Authority deems it necessary to issue an interim order by reiterating the interim order dated 03/02/2021.

It is therefore, directed that until further order, all bank accounts of M/s Princeton Sky Scrapers Pvt. Ltd and their Director/ Director (i) Laxman Kant Mishra (Managing Director) (DIN No:- 00717882), (ii) Savita Kumari Mishra (Director) (DIN No:- 00717895); shall be frozen with immediate effect and IG Registration is requested to issue directions to all DSRs/Sub-Registrars, Patna/ Phulwarisharif /Danapur not to register any apartment/plot of project "Radhika Apartment" and any other project of M/s Princeton Sky Scrapers Pvt. Ltd and their Directors 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 Princeton Sky Scrapers Pvt. Ltd.; CIN: U45200BR1999PTC008972)

IT Consultant has been directed to upload a copy of this order on the Authority's website and Court Master has been directed to comply this order as soon as possible.

**Put up on 29/06//2021 for final hearing.**



**R.B. Sinha,  
Member**