REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Inquiry Commissioner Shri Sanjaya Kumar Singh, RERA, Bihar

RERA/CC/43/2026

Prabila Kumari ……..Complainant

Vs

M/s Land to Home Infradevelopers Pvt. Ltd. ..…..Respondent

Project: "RAMA ENCLAVE" Block-A

Appearance:

For the Complainant: Ms. Shrishti Rani, Advocate
For the Respondent: Mr. Mohit Raj, Advocate

27.10.2026 **PROCEEDING**

Hearing taken up. Ms. Shrishti Rani, learned counsel appears for the complainant and Mr. Mohit Raj, learned counsel appears for the respondent.

Learned counsel for the complainant submits that despite cancellation done on 11th January, 2025 for the flat booked by the complainant, no money has been refunded till date, causing a great misery and hardship to the complainant. The complainant is regularly paying the EMI of the money which has been paid to the respondent and has been admitted by the respondent to be a total of Rs.65,00,000/-, out of which Rs.9,00,000/- has been refunded. Though the said cancellation letter explicitly mentioned that the refund of the amount was to be done in four instalments till 30th April, 2025, but not a single penny has been paid till date.

Learned counsel for the respondent submits that though the respondent has agreed to make the payment, but since the complainant has paid through Bank, hence the payment though to be made by the respondent in the account of the complainant, shall be routed to the Bank through the complainant.

The Bench after hearing the submissions acknowledges the fact that the respondent has utterly failed to keep its promise as per the declared assurances through the cancellation letter dated 11th of January, 2025 and hence, the respondent becomes liable even for interest after the said period of April, 2025.

The Bench therefore directs the respondent to make payment of at least 50% of the remaining amount before the next date of hearing i.e., on 23.12.2025, for which a time of two months from today is being given.

It is made clear that the respondent shall comply with the directions given herein above, failing which necessary penal action may be initiated against the respondent.

It goes without fail that the learned counsel for the respondent shall file his detailed written reply on the next date of hearing after complying with the directions given herein above.

Put up on 23.12.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar