

REAL ESTATE REGULATORY AUTHORITY, BIHAR,

Before the Bench of Mr. Ved Prakash,
Special Presiding Officer, RERA, BIHAR

RERA/CC/396/2024

Uday Shankar Complainant

Vs.

M/s Casa India Reality Solution LLPRespondent

PROJECT: CASA BFS COLONY

For the Complainant: In person

For the Respondent: Mr. Rohit Singh, Legal Representative,

03.09.2025

ORDER

The complainant and learned legal representative Mr. Rohit Singh on behalf of the respondent are present

2. The complainant submits that he booked Plot no.185 in the project "Casa BFS Colony" situated at Faridpur, Janipur in Patna district on the basis of pamphlets of the project, against which he made payment of Rs.1,50,000/- on different dates through HDFC Bank Vide Account No.633602010002835. He further submits that when he did not find the project as per the details in the pamphlets, he requested for refund of his money vide letter dated 26.09.2023, which is kept on record, upon which the respondent refunded Rs.40,000/- and thereafter the respondent did not make payment of remaining amount of Rs.1,10,000/-. Hence, this complaint was filed by him for a direction to the respondent to refund his money along with interest.

3. Learned legal representative of the company submits that the respondent is willing to refund the remaining amount of Rs.1,10,000/- to the complainant, which was paid by the complainant against booking of plot no.185.

4. Perused the record. The Bench observes that the respondent - promoter neither honoured the commitment as claimed in the pamphlets of the project nor refunded the entire amount of the complainant when he withdrew his booking having found that project was not as per the details given in pamphlets. However, legal

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representative of the respondent submits that the respondent is willing to refund remaining amount of Rs.1,10,000/- to the complainant.

5. In the backdrop of the submissions made by the parties and on going through the material available on record, the Authority directs the respondent - company and its Managing Director and others to refund the remaining principal amount of Rs.1,10,000/- to the complainant along with interest at 2% above marginal cost of fund-based lending rate (MCLR) of the State Bank of India since the date on which the total amount was paid till the date of refund within sixty days of this order.

With the aforesaid observations and direction, this case is disposed of.

Sd/-

(Ved Prakash)

Special Presiding Officer, RERA, Bihar.