

**REAL ESTATE REGULATORY AUTHORITY, BIHAR,**

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer

**RERA/CC/534/2023**

Mr. Madheshwar Prasad Sharma .... Complainant

Vs.

M/s Grih Vatika Homes Pvt. Ltd. ....Respondent

**PROJECT: VIP RESIDENCY**

For the Complainant: In person

For the Respondent: Mr. Ankit Kumar, Advocate

**06.06.2025**

**ORDER**

The complainant is physically present. Learned counsel Mr. Ankit Kumar on behalf of the respondent seeks adjournment, which is rejected.

2. The complainant submits that he booked Flat no.302 in by making payment of Rs.2,00,000/- to the respondent through RTGS on 13.06.2016, against which acknowledgement receipt was issued by the respondent and the same is kept on record. He further submits that the respondent had assured for early start of the project and its timely completion but he did not honour to the commitment. When he did not find any activity of work at the site of the project for longer time he sent a letter to the respondent for refund of his booking amount but till date neither his money has been refunded nor any reply has been received from the respondent. Hence, the present complaint has been filed for refund of his money of Rs.2,00,000/- along with interest.

3. Learned counsel for the respondent seeks time but on previous dates he submitted that respondent was ready to refund the principal amount of Rs.2,00,000/- to the complainant.

4. Perused the record. The Bench observes that the respondent - promoter neither honoured the commitment made to the complainant for early completion of the project nor refunded

/2/

his principal amount in spite of cancellation letter dated 17.02.2017 sent to him requesting him to refund of his money of Rs.2,00,000/-. However, learned counsel for the respondent does not dispute payment of booking amount of Rs.2,00,000/- by the complainant to the respondent, rather he submits that the respondent is ready to refund the principal amount of Rs.2,00,000/- to the complainant.

5. Taking into consideration the submission of the complainant as well as learned counsel for the respondent and going through the material available on record, the Bench directs the respondent - company and its Managing Director Mr. Ranjit Kumar Jha to refund the principal amount of Rs.2,00,000/- to the complainant along with interest at 2% above marginal cost of lending rate of the State Bank of India since the date of payment of the principal amount till the date of refund within sixty days of this order.

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

**Sd/-**

**(Ved Prakash)**

Special Presiding Officer, RERA, Bihar.