

REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR

RERA/CC/110/2024
RERA/AO/22/2024

Babita Devi **Complainant**

Vs

M/s Sehra Real Estate Developers Pvt. Ltd. **Respondent**

Project: SEHRA DEFENCE COLONY

Appearance:

For the Complainant: Mr. Vikram Chandra, Representative

For the Respondent: None

25.06.2026

ORDER

Heard Mr. Vikram Chandra, Representative of the complainant. Despite publication of notice in the newspaper and fixing the case for *ex parte* hearing, the respondent is still absent today. In such a situation, this case is being disposed of on the basis of material available on record.

2. In this case the complainant has sought for the following reliefs as enumerated in paragraph 5 of the complaint petition, which are reproduced herein below :

- (i) “To refund principal amount of Rs.6.57 lakh to the complainant along with 18% interest by respondent,\.
- (ii) Compensation of Rs.2 lakh for mental agony as well as litigation cost.”

3. The case of the complainant, in short, is that she had entered into an agreement for sale dated 16.07.2015 with the respondent-Company for purchase of a plot in the project “Sehra Defence Colony”. The complainant has paid Rs.6.57 lakh in different instalments against the consideration amount of Rs 10.60 lakh. However, the respondent neither handed over the plot nor did he refund her deposit and then the complainant filed case, bearing Complaint Case

No.RERA/CC/1310/2020, before the Hon'ble Chairman, RERA for refund of the deposited amount with interest along with compensation.

4. The Authority while disposing of the said complaint case vide order dated 04.12.2023 directed the respondent-Company and its Director Mr. Hemant Kumar to refund the principal amount of Rs 6.57 lakh to the complainant along with interest calculated at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years plus two percent from the date of taking payment till the date of refund within sixty days of issue of the said order. It was also observed that the complainant is at liberty to press her claim for compensation before the Adjudicating Officer.

5. In the present case, so far as the first relief sought for with respect to refund of the principal amount of Rs.6.57 lakh to the complainant is concerned, it appears that it has already been ordered by the Hon'ble Chairman of the Authority vide order dated 04.12.2023. So there is no question of granting 18% interest over the same. However, if the said order dated 04.12.2023 is not complied by the respondent, proper course for the complainant is to file execution case.

So far as the second relief is concerned, this Court, having considered the submissions of the complainant and in the facts and circumstances, directs the respondent to pay compensation of Rs.1.50 lakh (One lakh fifty thousand) towards mental agony caused to her and Rs.1.00 lakh (One lakh) toward litigation cost to the complainant. The above amount shall be paid to the complainant within 60 (sixty) days of the issue of this order.

6. With the aforesaid observations and directions, the case stands disposed of.

Sd/-

(Vinod Kumar Tiwari)
Adjudicating Officer
RERA, Bihar