

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mr. Ved Prakash,
Special Presiding Officer

RERA/CC/117/2025

Nitish Kumar

....Complainant(s)

Vs

M/s Super City Builder Pvt. Ltd.

....Respondent

PROJECT- Mannat City, Phase -3

For the complainant:

Mr. Ishtiyaque Hussain (Adv.)

For the respondent :

Mr. Mukesh Kumar (Adv.)

06.03.2026

ORDER

Shri Ishtiyaque Hussain, learned counsel on behalf of complainant and Shri Mukesh Kumar, learned counsel are present. Shri Mukesh Kumar appears without any Vakalatnama.

2. The complainant has filed the instant case seeking refund of all paid amounts to the respondent along with interest. It is stated in the complaint that the complainant has paid the total principal amount of Rs. 6,41,250/- between 14th March, 2014 till date, out of total consideration amount of Rs. 7,76,250/-. In support of his claims, the complainant has annexed money receipts with this case to prove that transactions were really made between both the parties. Although the complainant has not mentioned anything as to whether an agreement for sale was ever executed between the complainant and respondent, but there is no denial of such payments on behalf of respondent.

3. Heard and perused the record.

4. Considering the submissions advanced on behalf of both the parties as well as on going through the record, it is appears that it is a case of refund of the principal amount paid for purchase of Plot no. B/22 in the project, Mannat City of the respondent company along with interest. It further appears the respondent has neither filed reply nor has denied the payment of principal amount, which goes to show that the complainant has paid the principal amount of Rs. 6,41,250/- to the respondent.

5. After examining the documents, submissions and hearing both the parties, the Authority finds that the respondent has failed to comply the obligation to deliver the plot of land to the complainant. Hence, the respondent has violated the provisions of section 18 of RERA Act, 2016. Therefore, the Bench/Authority directs the respondent promoter to refund the entire principal amount of Rs, 6,41,250/- paid by the complainant along with interest at the rate of 2% above the MCLR of SBI applicable for three years on the total principal amount from the date of payment till refund. The payment must be made within sixty days from the date of this order. The failure to comply with this order shall attract penalties under the RERA Act.

Sd/-
(Ved Prakash)
Special Presiding Officer