

REAL ESTATE REGULATORY AUTHORITY, BIHAR,

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer, RERA,

RERA/CC/142/2024

Jatashankar Priyadarshi Complainant

Vs.

M/s Grih Vatika Homes Pvt. Ltd.Respondent

PROJECT: VIP RESIDENCY

For the Complainant: Mrs. Manini Jaiswal , Advocate

For the Respondent: None

17.10.2025

ORDER

Learned counsel Mrs. Manini Jaiswal on behalf of the complainant is present but the respondent is absent.

2. Learned counsel for the complainant submits that vide KYC, which is kept on record, the complainant booked Flat no.103 of 1721 sq. ft. on 2nd floor in the project VIP Residency on consideration amount of Rs.36,00,000/- out of which the complainant made payment of Rs.10,80,000/- and after making said payment when the complainant asked for execution of Agreement For Sale, the respondent ignored, upon which the complainant requested for refund of his principal amount but the respondent neither executed Agreement For Sale nor refunded the principal amount of the complainant. Lastly, he submits that the complainant got a legal notice dated 18.12.2023 sent to the respondent which has not yet been responded. Hence, the complainant filed this complaint for refund of his principal amount along with interest.

3. In the last proceeding dated 03.09.2025 the respondent 's counsel Mr. Ankit Kumar appeared and submitted that he would file reply positively till next date i.e. 17.10.2025 but today he neither appeared nor filed reply. However, in the proceeding dated 16.07.2025 learned counsel Mr. Ankit Kumar

submitted that the respondent is ready to refund the principal amount.

4. Perused the record. The Bench observes that the respondent - promoter neither honoured the commitment made to the complainant of completing the project and handing him over possession of flat within the specified time nor refunded the principal amount of the complainant in spite of request made by him. However, the respondent's Counsel Mr. Ankit Kumar in the proceeding dated 16.07.2025 submitted that the respondent - promoter is willing to refund the principal amount along with interest to the complainant.

5. Taking into consideration the aforesaid facts and the material available on record, the Bench directs the respondent - company and its Director Mr. Ranjeet Kumar Jha to refund the principal amount of Rs.10,80,000/- to the complainant along with interest at 2% above marginal cost of the lending rate (MCLR) of the State Bank of India on the principal amount since the date of its payment till the date of refund within sixty days of this order.

6. The complainant is at liberty to press other claims, if any, which are in the nature of compensation, before the Adjudicating Officer, RERA.

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

Sd/-

(Ved Prakash)

Special Presiding Officer, RERA,