

REAL ESTATE REGULATORY AUTHORITY, BIHAR,

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer

RERA/CC/169/2025

Mohini Single Complainant

Vs.

M/s Swans Green Build Well Pvt. Ltd. Respondent

PROJECT: ECO VILLAGE

For the Complainant: In person

For the Respondent: None

12.01.2026

ORDER

The complainant is physically present but the respondent is absent.

2. The complainant submits that on 17.10.2020 she had entered into an Indenture of Agreement For Sale with the respondent to purchase a piece of plot bearing no.52A measuring an area of 1600 sq. ft. in the above project situated at Mauza – Beduali, P. S. Bihta, District – Patna, on consideration amount of Rs.12,30,000/- out of which she made payment of Rs.6,30,000/-, against which the respondent issued money receipts which are kept on record. She further submits that on 27.09.2023 she sent a booking cancellation letter to the respondent for cancellation of her booking and refund of her principal amount, upon which the respondent refunded Rs.2,00,000/- but thereafter in spite of several requests the respondent has not refunded her remaining amount of Rs.4,30,000/- Hence, she has filed this complaint for a direction to the respondent to refund her remaining amount along with interest.

3. Perused the record including the proceedings. The Bench observes that the respondent neither ever appeared before the Conciliation Forum nor this Bench in spite of opportunities provided to him to defend in this case. The Bench further observes that an Indenture of Agreement For Sale between the complainant and the respondent was executed to purchase a piece of plot bearing no.52A measuring an area of 1600 sq. ft. in the above project situated at Mauza – Beduali, P. S. Bihta, District – Patna, on consideration amount

of Rs.12,30,000/- out of which she made payment of Rs.6,30,000/-, against which the respondent issued money receipts which are kept on record. The Bench also observes that the complainant for some reason or the other got the booking cancelled and sent a cancellation letter to the respondent for cancellation of booking and refund of her principal amount, upon which the respondent refunded Rs.2,00,000/- but the remaining amount has not yet been refunded by the respondent. The Bench further observes that the respondent does not want to say anything in this matter as he has chosen not to appear either before the Conciliation Forum or the Bench/Authority in spite of several opportunities provided to him. Considering the hardship being faced by the complainant and also the indifferent and non-cooperative attitude of the respondent – promoter, the Bench does not think it proper to allow this case pending for further period and, accordingly, the case is disposed of today itself.

4. Taking into consideration the facts and the observations made above, the Bench directs the respondent - company and its Director Mr. Sumit Sinha to refund the remaining principal amount of Rs.4,30,000/- 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 total principal amount till the date of refund within sixty days of this order.

5. 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, Bihar.**