

REAL ESTATE REGULATORY AUTHORITY, BIHAR,

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer

RERA/CC/192/2025

Neha Dayal Complainant

Vs.

M/s Grih Vatika Homes Pvt. Ltd. Respondent

PROJECT: CORPORATE ENCLAVE

For the Complainant: Mr. Akash Deep, Advocate

For the Respondent: Mr. Ankit Kumar, Advocate

22.04.2026

ORDER

Learned counsel Mr. Akash Deep on behalf of the complainant and the learned counsel Mr. Ankit Kumar on behalf of the respondent are present.

2. Learned counsel for the complainant submits that on 10.07.2018 the complainant vide KYC (at Annexure -1) booked Flat no.206 on 2nd floor, having super built up area 670 sq. ft., with one reserved car parking on the ground floor in the project - Corporate Enclave, situated at Mauza – Bishunpur, P.S. Phulwari Sharif, District – Patna, on total consideration amount of Rs.13,00,000/-, out of which she made payment of Rs.6,51,000/-, against which the respondent had issued acknowledgement receipts, which are kept on the record. He further submits that after making the aforesaid payments the complainant tried to know the progress of work of the project and found that no construction work of the project has yet been started and the project has fallen within the category of lapsed project. The complainant requested to the respondent several times to complete the project and handover her flat but he did not pay heed to her request. The said act of the respondent caused mental agony and physical harassment to the complainant apart from causing financial loss. Hence, the complainant has filed this complaint for a direction to the respondent to refund her principal amount along with interest and compensation.

2. Learned counsel for the respondent submits that the respondent is ready to refund the amount of the complainant.

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The said submission, as appeared from the proceeding dated 02.08.2025 of the Conciliation Forum, was also made by the respondent's counsel, which suggests that the respondent is willing to refund the amount of the complainant.

3. Perused the record. The Bench observes that vide KYC dated 10.07.2018 the complainant booked Flat no.206 on 2nd floor with one reserved car parking on the ground floor in the project - Corporate Enclave, situated at Mauza – Bishunpur, P.S. Phulwari Sharif, District – Patna, and made payment of Rs.6,51,000/- out of total consideration amount. The said claim of payment finds support from the money receipts issued by the respondent and the same are kept on the record. The Bench also observes that the respondent - promoter neither honoured the commitment made to the complainant of completing the project and handing over of flat even after getting payment of half of the consideration amount. However, the respondent is willing to refund the amount of the complainant as submitted by learned counsel for the respondent.

4. Taking into consideration the submission of the parties and going through the material available on record, the Bench directs the respondent - company and its Director Mr. Ranjit Kumar Jha to refund the principal amount of Rs.6,51,000/- to the complainant along with interest at 2% above marginal cost of lending rate (MCLR) of the State Bank of India on principal amount since the date of its payment 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