

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,  
Bihar**

**RERA/CC/205/2025**

**Sanjay Kumar Sinha**

**.....Complainant**

**Vs**

**M/s Grih Vatika Homes Pvt. Ltd.**

**.....Respondent**

**Project: Corporate Enclave**

**Present: For Complainant: Mr. Sumit Kumar, Advocate  
For Respondent: Mr. Ankit Kumar, Advocate**

**09/04/2026**

**ORDER**

Hearing taken up. Mr. Sumit Kumar, learned counsel appears for the complainant and Mr. Ankit Kumar, learned counsel appears for the respondent.

Learned counsel for the complainant reiterates his earlier statement made during the hearing held on 19.02.2026. He also submits that a hard copy of the complaint petition has already been handed over to the learned counsel for the respondent.

Learned counsel for the respondent seeks for some more time for filing a detailed reply. When enquired about the status of the project, he submits that the construction of the project has not been initiated despite registration done with RERA. When enquired whether the project will be completed or not, he submits that presently he is not in knowledge of this fact.

Learned counsel for the complainant submits that the project is already lapsed in the year 2022 and there is no possibility of the construction of the project to be initiated in the near future.

On hearing the submissions and on perusal of the record, this Bench observes that the present project, construction process of which was initiated in the year 2019, could not be started even after a lapse of seven years. This Bench, therefore, cannot keep the complainant suffering for an indefinite period. Hence, it seems proper for this Bench to take a final decision in this regard for instructing the respondent to refund the entire paid amount of Rs.6.20 lakh along with interest as per the provisions of law.

Nevertheless, it is clear that the respondent has enjoyed full economic benefit out of the amount paid by the complainant to the respondent company for the entire period from the date of payment till the present day and he is, therefore, liable to refund the entire amount along with due interest as per the provisions of law.

Thus, in light of the documents placed on record and submissions made therein and also considering the fact that the respondent has enjoyed the economic benefit of the amount paid by the complainant in lieu of booking of

the alleged flat, this Bench hereby directs the respondent company and its Directors to refund the entire principal amount of Rs.6.20 lakh to the complainant along with interest @ 2% above the Marginal Cost of fund-based Lending Rate (MCLR) of State Bank of India as applicable for three years from the date of booking till the date of refund within sixty days of the date of issue of this order.

As regards claim for compensation is concerned, the complainant is at liberty to press the same before the A.O. (Adjudicating Officer) as per the provisions of the Real Estate (Regulation and Development) Act, 2016.

With these directions and observations, the matter is disposed of.

Sd/-

(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar