

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR
Before the Single Bench of Mrs. Nupur Banerjee, Member

Case No: RERA/CC/211/2023

Manoj Kumar

...Complainant

Vs.

M/s Nivasa Homes Pvt. Ltd.

...Respondent

Project: Green Nivasa, Naubatpur, Patna

11/06/2024

ORDER

The matter was last heard on 15.04.2024, when the complainant was present and the respondent was absent.

In short, the case of the complainant is that the complainant had booked a land bearing Plot No. A19 under the project Nivasa Green in the year 2019 and paid Rs.1.00 lakh through cheque. After lapse of two years the respondent said that there is a dispute in this land, and requested to cancel the booking. They also assured to refund the booking amount. On their assurance, he cancelled his booking. It is stated that after cancellation they refunded Rs.50,000/- to him but they have not refunded rest of the amount of Rs.50,000/-. Therefore, the complainant has prayed to direct the respondent to refund the rest of the principal amount of Rs.50,000/- only.

The complainant has placed on record the copy of the acknowledgement and the money receipt.

Perused the record. No reply has been filed by the respondent.

On the last date of hearing the complainant reiterated his submissions as made in the complaint petition and has prayed for refund of rest of the amount. The complainant has already sent a letter to the respondent for refund of the booking amount against Plot No.A-18 on 02.06.2022 and a reminder letter dated 03.09.2022.

In the light of the documents placed on record and submission made and considering that the respondent has taken the economic benefit of the amount paid by the complainant in lieu of booking of the alleged plot, the Bench hereby directs the respondent company and its Directors to refund rest of the principal amount of Rs.50,000/- to the complainant within sixty days of issue of this order.

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

Sd/-

Nupur Banerjee
Member