

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/CC/244/2024**

**Surbhi Kumari**

**.....Complainant**

**Vs**

**M/s Patna Green Housing Pvt. Ltd.**

**.....Respondent**

**Project: Metro Virindavan City**

**Present: For Complainant: Ms. Snigdha, Advocate**

**For Respondent: None**

**09/04/2026**

**ORDER**

Hearing taken up. Ms. Sanigdha, learned counsel appears on behalf of the complainant. The respondent is absent.

Learned counsel for the complainant submits that despite several dates given in this matter to the respondent, he has preferred to remain absent. She also submits that she is filing a written notes of argument on behalf of the respondent annexing the money receipts as evidences and further submits that a total amount of Rs.3.41 lakh has been paid for purchasing a plot bearing Plot No.C-18 but the respondent has never bothered to execute the sale deed of the plot and/or handover the possession of the said plot and also has not bothered to refund the amount. Hence, there is no option left for the complainant but to ask for refund of the entire amount as she has been kept suffering from 2021 onwards by the respondent.

Perused the entire record of the case including the documents submitted by the complainant. On perusal of the record and appreciating the evidences attached along with the written notes of argument, this Bench observes that a total amount of Rs.3.41 lakh has been paid by the complainant to the respondent. The Bank statement also corroborates the statement of the complainant as regards payment of Rs.3.01 lakh made to the respondent vide cheque. The complainant claims to have paid Rs.40,000/- by cash which has not been controverted by the respondent. This Bench further observes that the complainant cannot be made to suffer for an indefinite period without being given the facility which she has demanded. This Bench also observes that this is the 10<sup>th</sup> date of hearing when the respondent has been absent. Hence, this Bench is left with no other option but to pass an order for refund of the paid amount on the basis of documents submitted and averments made during hearing. 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.3.41 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