

**REAL ESTATE REGULATORY AUTHORITY, BIHAR,**

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer

**RERA/CC/268/2024**

Saundarya Lakshmi & Deepak Kumar Pandey .... Complainants

Vs.

M/s Grihvatika Homes Pvt. Ltd. ....Respondent

**PROJECT: GRIH LAXMI**

For the Complainants: In person

For the Respondent: Mr. Ankit Kumar, Advocate

**01.08.2025**

**ORDER**

One of the complainants Sri Deepak Kumar Pandey and learned counsel Mr. Ankit Kumar on behalf of the respondent are present.

2. The complainant Sri Pandey submits that in the year, 2015 his wife and he himself booked Flat no.207 of 1050 sq. ft. on 2<sup>nd</sup> floor along with car parking in the proposed project "Grih Laxmi" vide KYC dated 21.10.2015 on consideration amount of Rs.25,11,000/- out of which they deposited Rs.6,91,000/- and in support of the same they have filed money receipt dated 21.10.2015 amounting to Rs.6,91,000/- issued by the respondent and photo copies of passbook of the Bank Account through which Rs.2,40,000/- was transferred to the respondent on 27.10.2015 and Rs.4,40,000/- on 26.10.2015. He has also filed KYC showing deposit of cash Rs.11000/- with the respondent. He also submits that an amount of Rs.15,20,000/- was paid by them as rent to their landlord from the year, 2015 till date which is also liable to be granted by the respondent. He further submits that he along with his wife ran pillar to post to get possession of the flat but the respondent neither completed the proposed project within the assured time nor delivered possession of the flat nor refunded their money. Hence, the present complaint by them for refund of money along with interest.

3. Learned counsel for the respondent does not dispute the KYC dated 21.10.2015 executed between the complainant and the respondent as well as payment of money of Rs.6,91,000/- by the complainants to the respondent. He submits that the respondent is willing to refund money of the complainants.

4. Having heard the complainant Sri Pandey and learned counsel for the respondent as well as going through the record, the Bench observes that the respondent - promoter neither honoured the commitment made to the complainants of completing the project and handing over possession of the flat within the specified time nor shown promptness to refund money of the complainants when he failed to complete the project. However, the respondent's counsel submits that the respondent is ready to refund money of the complainants.

5. In the backdrop of the submissions made by the parties and on going through the material available on record, the Bench directs the respondent - company and its Managing Director Mr. Ranjeet Kumar Jha to refund Rs.6,91,000/- to the complainants along with interest at 2% above marginal cost of fund-based lending rate (MCLR) of the State Bank of India since the date of its payment till the date of its refund within sixty days of this order.

6. The complainants are 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