

REAL ESTATE REGULATORY AUTHORITY, BIHAR  
Before the Bench of Mr. Ved Prakash,  
Special Presiding Officer

**RERA/CC/290/2025**

Geeta Pandey

....Complainant(s)

Vs

M/s Aditya Bhaskar Infra & Services Pvt. Ltd. ....Respondent  
PROJECT- Sundar City, Phase -II

For the complainant:

Mr. Abhinay Priyadarshi (Adv.)

For the respondent :

None

**20.05.2026**

**O R D E R**

Shri Abhinay Kumar, learned counsel on behalf of complainant is present, but the respondent is absent.

2. This complaint case has been filed seeking refund of remaining principal amount Rs. 91,000/- along with interest.

3. Learned counsel for complainant submits that in the light of agreement for sale executed on 22.06.2020 with the respondent promoter, the complainant booked a plot bearing no. C-27 having an area of 1500 sq. ft situated in Sundar City, Phase -II. It is further submitted that the complainant has paid the total principal amount Rs. 2,51,000/- for purchase of the said plot. Later on, the respondent dropped the project and assured the complainant to refund the principal amount. Learned counsel further submits that the respondent has refunded Rs. 1,60,000/- out of total principal amount of Rs. 2,51,000/-, but Rs. 91,000/- is yet to be refunded. The complainant has filed on record the payments details showing payments made to the respondent and refund made to the complainant.

4. The respondent has neither appeared nor has filed any counter reply to defend his case.

5. In the backdrop of submissions made on behalf of complainant as well as the material available on record, it appears that the respondent has, in the meanwhile, refunded a sum of Rs. 1,60,000/- out of total principal amount Rs. 2,51,000/-, but Rs. 91,000/- has yet to be refunded. The bench,

therefore, directs the respondent company through its Director, Shri Prashant Kumar to refund the remaining amount Rs. 91,000/- to the complainant along with interest @ 2% above the MCLR of State Bank of India, as applicable for three years, from the date of payment of total principal amount till date of refund, within a period of sixty days from the date of passing of the order.

With these directions/observations, this complaint case is disposed of.

**Sd/-**  
**( Ved Prakash )**  
Special Presiding Officer