

REAL ESTATE REGULATORY AUTHORITY, BIHAR,

Before the Bench of Mr. Ved Prakash,
Special Presiding Officer

RERA/CC/139/2024

Rajesh Ranjan Kumar Complainant

Vs.

M/s Ghar Lakshmi Buildcon Pvt. Ltd. Respondent

PROJECT: GHAR LAKSHMI MILESTONE

For the Complainant: Mr. Rajeev Kumar Sinha, Advocate

For the Respondent: None

30.07.2025

ORDER

Learned counsel Mr. Rajeev Kumar Sinha on behalf of the complainant is present but the respondent is absent. It appears from the record that the respondent never appeared either before the Conciliation Forum or the Bench.

2. Learned counsel for the complainant submits that in the year, 2021 the complainant booked Shop no.11 of 192 sq. ft. on ground floor in the proposed project "Ghar Lakshmi Milestone" located at Bihta Patna road on consideration amount of Rs. 10,00,000/- excluding GST out of which the complainant made payment of Rs.2,00,000/- on 24.03.2021, 30.04.2021 & 18.05.2021 and in support of the same two counterfoils of RTGS & NEFT of Rs.50,000/- each and one payment receipt of Rs.1,00,000/- issued by the respondent have been filed and the same are kept on record. He further submits that the respondent neither completed the shop nor delivered possession of shop, nor refunded the principal amount in spite of letter dated 25.11.2021 sent by the complainant for cancellation of allotment of Shop no.11 and refund of the deposited amount of Rs.2,00,000/-. Hence, the present complaint by the complainant for refund of money along with interest by the respondent.

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3. It is evident from the record that the respondent neither ever appeared before the Conciliation Forum nor this Bench in spite of notices issued on 30.04.2025 & 07.07.2025.

4. Perused the record. The Bench observes that the respondent - promoter neither honoured the commitment made to the complainant of handing over of shop nor refunded the principal amount of the complainant even after cancellation of booking and request for refund of money vide letter dated 25.11.2021. The Bench further observes that the respondent – promoter does not want to say anything in this matter as he chose not to appear either before the Conciliation Forum nor this Bench in spite of notices issued. Considering the hardship being faced by the complainant and also the indifferent and non-cooperative attitude of the respondent – promoter, the Bench does not think it proper to allow this case pending for further period and, accordingly, the case is disposed of today itself.

5. Taking into consideration the submission of learned counsel for the complainant and on going through the material available on record, the Bench directs the respondent - company and its Director/s to refund the principal amount of Rs.2,00,000/- to the complainant along with interest at 2% above marginal cost of lending rate (MCLR) of the State Bank of India on principal amount since the date of its payment till the date of refund within sixty days of this order.

6. The complainant is 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.