

REAL ESTATE REGULATORY AUTHORITY, BIHAR,

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer

RERA/CC/178/2022

Vijay Sharma Complainant

Vs.

M/s Grihvatika Homes Pvt. Ltd.Respondent

PROJECT: VIP RESIDENCY

For the Complainant: In person

For the Respondent: Mr. Shantanu Kumar, Advocate

30.07.2025

ORDER

The complainant and learned counsel Mr. Shantanu Kumar on behalf of the respondent are present.

2. Learned counsel for the complainant submits that the complainant booked Flat no.302 in the proposed project VIP Residency in the year, 2016 and while booking the complainant paid Rs.2,00,000/- to the respondent, against which the respondent issued payment receipt dated 07.09.2016 and the same is kept on record. He further submits that when the work of the project was not started as per assurance given by the respondent the complainant sent a letter dated 17.02.2017 for cancellation of booking and refund of booking amount of Rs.2,00,000/- but the same was not responded by the respondent. Hence, the complainant filed this complaint for a direction to the respondent to get his booking amount refunded. Lastly, he submits that during pendency of this case the respondent has refunded Rs.1,75,000/- and Rs.25000/- still is to be refunded by the respondent.

3. Learned counsel for the respondent does not dispute about booking of Flat by the complainant and the payment of Rs.2,00,000/- by the complainant. He further submits that the respondent has already refunded Rs.1,75,000/- out of principal

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amount of Rs.2,00,000/- to the complainant and the respondent is willing to refund the remaining amount of Rs.25000/- as early as possible.

4. Taking into consideration the submission of the parties and on going through the material available on record as well as considering the fact that in spite of providing sufficient time to the respondent to make payment of remaining amount to the complainant, the same has not been made so far, the Bench directs the respondent - company and its Director Mr. Ranjeet Kumar Jha to refund the remaining amount of Rs.25000/- to the complainant along with interest at 2% above marginal cost of lending rate (MCLR) of the State Bank of India on the remaining amount since the date of its payment till the date of refund within sixty days of this order.

With the aforesaid directions, this case is disposed of.

Sd/-

(Ved Prakash)

Special Presiding Officer, RERA, Bihar.