

REAL ESTATE REGULATORY AUTHORITY, BIHAR,

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer

RERA/CC/304/2025

Ram Kishor Complainant

Vs.

M/s Ghar Lakshmi Buildcon Pvt. Ltd. Respondent

PROJECT: INCOME TAX RESIDENCY

For the Complainant: In person

For the Respondent: None

24.04.2026

ORDER

The complainant is present but the respondent is absent.

2. The complainant submits that in the month of January, 2020 he booked Flat no.502 in Block –B of the above project on consideration amount of Rs.30,50,000/-, out of which he made payment of Rs.3,50,000/- through cheques dated 24.01.2020 and 04.02.2020, against which payment receipt was issue, which is kept on the record. He further submits that at the time of booking he was communicated that all paper work for registration with RERA will be done within six months and construction work will be started immediately after registration but even after passing of a long time neither the respondent has got the project registered with RERA nor has started the work of the project. Hence, he wants to get his principal amount along with interest refunded, for which he has filed this complainant.

3. Perused the record including the earlier proceedings recorded in this case. The Bench observes that the respondent had failed in honouring the commitment of making construction of the project and handing over the flat to the complainant in spite of receiving of Rs.3,50,000/- out of the total consideration amount, which finds support with the payment receipt kept on the record which is issued by the respondent. The Bench further observes that the respondent – promoter does not to appear in this case and file reply because of the fact that notice and reminder notice both were sent to the respondent to appear in this case and file his reply but neither he appeared nor filed reply. Hence, the Bench is left with no option but to

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pass the order on the basis of material available on the record as the case cannot be allowed to remain pending for an indefinite period.

4. In view of the aforesaid facts and the observations made above, the Bench directs the respondent – company and its Director Mr. Rahul Kumar to refund the principal amount of Rs.3.50,000/- to the complainant along with interest at 2% above marginal cost of the lending rate (MCLR) of the State Bank of India from the date on which the amount was paid till the date of refund within sixty days of this order.

With the aforesaid observations and directions, this case is disposed of.

Sd/-

(Ved Prakash)

Special Presiding Officer, RERA, Bihar