

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA, Bihar.**

**RERA/CC/319/2025**

Vivek Kumar

....

Complainant

Versus

M/s Delcon Homes Pvt. Ltd.  
Respondent

....

Project: **DREAM CITY**

Present: For Complainant: Mr. Ishtiyaque Hussain, Advocate  
For Respondent: Mr. Mukesh Kumar, Advocate

**25.03.2026**

**ORDER**

1. Hearing taken up. Learned counsel Mr. Ishtiyaque Hussain appears on behalf of the complainant. Learned counsel Mr. Mukesh Kumar appears on behalf of the respondent.
2. Learned counsel for the complainant reiterates his statement made during the earlier date of hearing and submits that no sale deed has been executed in favour of the complainant, as wrongly stated by learned counsel for the respondent during the previous date of hearing. He, therefore, requests for a direction to the respondent to refund the entire amount of Rs.10,13,990/- paid by the complainant.
3. Learned counsel for the respondent submits that the respondent is ready to hand over the possession of the said plot or in case the complainant is not ready for the same, the respondent is also ready to refund the entire amount.
4. Learned counsel for the complainant submits that he has categorically stated that he wishes to get the refund of the entire paid amount along with due interest as per the provisions of law.
5. On perusal of the record of the case and appreciating the submissions of both the complainant and the respondent, it is clear that neither the sale deed has been executed nor the physical possession has been handed over to the complainant and hence, as per the provisions of the Real Estate (Regulation and Development) Act, 2016, the respondent is bound to refund the entire paid amount to the complainant along with interest thereon.

6. The Bench hereby directs the respondent company and its Directors to refund the entire principal amount to the complainant along with interest over the total amount of Rs.10,13,990/- at the rate of 2% above the Marginal Cost of fund-based Lending Rate (MCLR) of State Bank of India as applicable for three years from the date of booking till the date of refund within a period of sixty days from the date of issue of this order.

7. As regards claim for compensation is concerned, the complainant is at liberty to press the same before the Adjudicating Officer as per the provisions of the Real Estate (Regulation and Development) Act, 2016.

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

Sd/-  
**(Sanjaya Kumar Singh)**  
**Inquiry Commissioner**  
**RERA, Bihar**