



The complainant has placed on record the details of payment made to respondent by Supplementary Petitions dated 05-02-2024 and 20-04-2024.

The respondent has filed petition on 09-05-2024 stating therein that as per the record, the complainant has paid Rs.9,75,000/- only against the booking and any excess amount as he is claiming should be substantiated by the money receipts issued by the respondent.

The Authority takes the note of cancellation letter dated 04-09-2022 where the complainant has mentioned about total booking amount as Rs.10 lakh whereas in trail mails placed on record by complainant, the amount which to be refunded to complainant after cancellation is Rs.9,75,000/- which complainant has never disputed with respondent in trail mails. Moreover, the complainant has also not placed on record any evidence substantiating his claim for refund of 10.49lakh. Hence, considering the evidence placed and material available on the record, the Authority hereby directs the respondent and its Director to refund the principal amount of Rs.9,75,000/- to the complainant along with interest within sixty days of issue of this order. The rate of interest payable by the promoter shall be at two percent above the prevalent Prime Lending Rates of the State Bank of India on the date on which the amount becomes due till the date of payment.

The complainant is at liberty to press other claims, which are in the nature of compensation, before the Adjudicating Officer, RERA, Bihar.

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

Sd/-  
S.D. Jha  
Member

Sd/-  
Nupur Banerjee  
Member

Sd/-  
Vivek Kumar Singh  
Chairman