REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/325/2025

Bimla Kumari .... Complainant

Versus

M/s Abhi Homes Pvt. Ltd. .... Respondent

Project: **AMBA TOWER**

Present: For Complainant: Mr. Suryakant Narain Prasad, Husband of the complainant
For Respondent: Mr. Ishtiyaque Hussain, Advocate

25.03.2026 **ORDER**

1. Hearing taken up. Mr. Suryakant Narain Prasad, husband of the complainant, appears on her behalf. Learned counsel Mr. Ishtiyaque Hussain appears on behalf of the respondent.

2. Learned counsel for the respondent requests for time of 3-4 months for the entire amount to be deposited in the account of the complainant.

3. The complainant is not ready to grant any further time and prays for a direction to the respondent to refund the entire amount paid by the complainant along with interest as per the provisions of law as the project is not in a position to be completed in near future.

4. On perusal of the record of the case and appreciating the submissions of both the complainant and the respondent, it is clear that the impugned project is not going to be constructed in the near future 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.

5. 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.12,87,503/- 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.

6. 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 direction and observation, this complaint case is accordingly disposed of.

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