

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mr. Ved Prakash,
Special Presiding Officer

RERA/CC/384/2025

Leela Devi

....Complainant(s)

Vs

M/s Manik Realtors Pvt. Ltd.

....Respondent

PROJECT- Madhuban City

For the complainant:

In Person

For the respondent :

None

08.04.2026

28.04.2026

ORDER

Shri Dhrub Kumar Singh, son and authorized person of complainant is present, but the respondent is absent.

2. The complainant has filed this complaint case seeking refund of the principal amount of Rs. 3,00,101/-. The case of the complainant is that in the light of an agreement for allotment of plot dated 04.03.2020 executed between the respondent company, M/s Manik Realtors Pvt. Ltd and the complainant with respect to plot no. C-183 (corner plot) measuring 1200 sq. ft., the complainant has paid Rs. 3,00,101/- out of total consideration Rs. 10,00,800/- in different installments on different date. In support of her case, the complainant has filed payment receipts which are as below;

Receipt no. 847 dated 29.02.2020 Rs. 50,000/-

Receipt no. 280 dated 03.12.2019 Rs. 50,000/-

Receipt no.511 dated 07.07.2019 Rs. 1,00,101/- (as a token money)

Receipt no. 270 dated 08.09.2019 Rs. 1,00,000/-

3. Despite notices issued to the respondent company, none has turned up to counter the claim of the complainant regarding the payment of principal amount of Rs. 3,00,101/-. The respondent has neither honoured the commitments made to the complainant for allotment of plot as aforesaid

as per agreement dated 04.03.2020 nor has taken pain to refund the principal amount which were paid in the year 2019 and 2020.

4. After perusal of record, it appears that the registration of the project, Madhuban City was rejected by the Authority thrice as on 10.03.2022, 15.03.2022 and 23.02.2023. Since the project was rejected, it was incumbent upon the respondent to immediately refund the principal amount of Rs. 3,00,101/-.

5. Taking into consideration the facts of the case and also on going through the record, the bench observes that the respondent is defaulter in the matter. After rejection of the registration of the project, the respondent should have immediately refunded the principal amount to the complainant which he has skipped.

6. In the light of peculiar facts and circumstances of the case, this Bench directs Shri Kaushal Kishore, the Director of the respondent company, M/s Manik Realtors Pvt. Ltd to refund the principal of Rs. 3,00,101/- to the complainant along with interest at the rate of 2% above the MCLR of State Bank of India applicable for three years, within 60 days of passing of order.

7. The complaint, if so advised, is at liberty to press other claims, if any, which are in the nature of compensation etc., before the learned Adjudicating Officer, RERA, Bihar.

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

Sd/-
(Ved Prakash)
Special Presiding Officer