

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

RERA/CC/464/2024

Manju Devi

....Complainant(s)

Vs

M/s Alkizen Engicon Pvt. Ltd.

....Respondent

PROJECT- R.B. City, Phase -3

For the complainant:

Mr. Ishtiyaque Hussain (Adv.)

For the respondent:

None

20.05.2026

O R D E R

Shri Ishtiyaque Hussain, learned counsel on behalf of complainant is present, but the respondent is absent.

2. Learned counsel for complainant submits that on 22.04.2023, the complainant booked a plot bearing plot no. B-05 for an area of 1200 sq. ft in the proposed project of the respondent company, namely, R.B. City, Phase -III situated at Bishupura, Danapur- Bihta Road on consideration of Rs. 21,60,000/-. Accordingly the complainant paid Rs. 16,40,000/- through installments on different dates. The learned counsel further submits that the respondent had promised to hand over the said plot within a period of six months after doing development works such as constructing boundary wall, street light and drainage systems, but after passing of two years, no such development works have been done on the site. The learned counsel for complainant further submits that KYC was also executed between the parties regarding the deal. Learned counsel for complainant has filed on record the payments details as well as money receipts. Learned counsel further submits that the respondent has to refund the principal amount if he is not interested in developing the project land as promised to the complainant before the deal.

3. Neither respondent punctually appeared nor taken pain to file reply in spite of the fact that on 09.12.2024, 20.01.2025, the manager of the respondent company and on 12.04.2025 the accountant of respondent had

appeared before the conciliation forum. Further Shri Satish Kumar, learned counsel for respondent on 04.07.2025 and staff of respondent had appeared on 19.09.2025 before this Bench, but they did not take pain to file reply. Non filing of the reply by the respondent shows that there is nothing to dispute on the quantum of principal amount paid by the complainant to the respondent. However, from the submissions made on behalf of learned counsel for complainant, it appears that the respondent has refunded Rs. 4,00,000/- only to the complainant and remaining amount is yet to be refunded to him.

4. In the backdrop of the submissions made on behalf of complainant as well as on going through the record the Bench observes that the respondent has refunded Rs. 4,00,000/- only to the complainant out of total principal amount Rs. 16,40,000/-. The Bench further observes that since the said project land of the respondent is not likely to be developed and handed over to the complainant as per KYC executed between the parties, therefore the respondent is under obligation to refund the remaining principal amount to the complainant along with interest on total principal amount.

5. Hence in the above facts and circumstances Bench/ Authority directs the respondent company through its Director, Shri Saket Ranjan to refund the remaining principal amount Rs. 12,40,000/- to the complainant along with interest @ 2 % above the MCLR of State Bank of India, as applicable for three years from the date of payment of total amount till the date of refund of the said amount. The respondent is further directed to comply this order within sixty days from the date of passing of the order.

With these observations/directions, this complainant case is disposed of.

Sd/-
(Ved Prakash)
Special Presiding Officer