

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar

RERA/CC/504/2024

Abha Jha & Shiladhar Jha Complainant

Vs

M/s Grih Vatika Homes Pvt. Ltd. Respondent

Project: Green Vatika

Present: **For Complainant: Mr. Shiladhar Jha (in person)**
 For Respondent: Mr. Mohit Raj, Advocate

12/03/2026

ORDER

Hearing taken up. The complainant Mr. Shiladhar Jha is present in person. Mr. Mohit Raj, learned counsel for the respondent is also present.

The complainant Mr. Shiladhar Jha submits that he and his wife had booked a flat in the project named 'Green Vatika', Gola Road being constructed by the respondent concerned but despite making a payment of Rs.4.29 lakh out of a total consideration amount of Rs.16.00 lakh for the said flat in the impugned project, no agreement for sale was executed by the respondent. He further submits that despite a verbal assurance by the respondent even after a lapse of nine years neither the said flat has been handed over nor the said money has been refunded to him. He prays for a direction to the respondent to refund the entire money paid by him to the respondent along with interest as per the provisions of law.

The complainant has also filed the copy of the money receipts of Rs.4.29 lakh paid to the respondent.

Learned counsel for the respondent does not dispute the payment made and submits that the respondent is ready to refund the entire amount along with interest in three months.

On perusal of the record of this case it is clear that the respondent company has enjoyed the economic benefit out of the amount paid to him by the complainant and the respondents are, therefore, liable for payment of Rs.4.29 lakh along with due interest as per the provisions laid in the Real Estate (Regulation and Development) Act, 2016.

Thus, in light of the documents placed on record and submissions made hereinabove and also considering the fact that the respondent has enjoyed the economic benefit out of the amount paid by the complainant in lieu of booking of the alleged flat, this Bench hereby directs the respondent company and its Directors to refund the entire amount of Rs.4.29 lakh to the complainant along with interest @ 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

the booking till the date of refund within sixty days from the date of issue of this order.

The complainant is at liberty to press his case, if any, for claiming compensation of any kind pertaining to the abovesaid matter before the Adjudicating Officer, RERA by filing spate complaint case thereby.

With these directions and observations, the matter is disposed of.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar