

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/68/2025

Ranjana Kumari Complainant

Versus

M/s Ashirwad Engicon Pvt. Ltd. ... Respondent

Project: **IOB GALAXY**

Present: For Complainant: Mr. Santosh Satyarthi, Advocate
For Respondent: Mr. Ishtiyaque Hussain, Advocate

03.02.2026

ORDER

1. Hearing taken up. Learned counsel Mr. Santosh Satyarthi appears on behalf of the complainant. Learned counsel Mr. Ishtiyaque Hussain appears on behalf of the respondent.

2. Learned counsel for the respondent submits that he is already in the knowledge of the fact and the grievance raised by the complainant. He also submits that he has already categorically made clear to the complainant that since the present flat in the said block could not come up, hence the respondent is left with no option but to refund the entire money along with interest.

3. Learned counsel for the complainant submits that acknowledging the view point of the respondent and apprehending that the flat in question will not be constructed, he is ready to accept the entire paid amount to the respondent along with interest as per the provisions of law. He has further submits that he has paid total consideration amount of Rs.6,51,000/-. He request this Bench to pass a final order in this case in line with the order dated 04.09.2023 passed by the Authority in RERA/CC/534//2022 (*Deep Kumar Versus M/s Ashirwad Engicon Pvt. Ltd.*).

4. In the light of the order dated 04.09.2023 passed by the Authority in RERA/CC/534//2022 (*Deep Kumar Versus M/s Ashirwad Engicon Pvt. Ltd.*), this complaint case is being disposed of. Accordingly, this Bench directs the respondent-company and its Managing Director to refund the principal amount of Rs.6,51,000/-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 2% (two per cent) 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.

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

Accordingly, this complaint case is disposed of.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner