

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

RERA/CC/445/2023

Soni Kumari

....Complainant(s)

Vs

M/s Palviraj Construction Pvt. Ltd.

....Respondent

PROJECT- Bollywood Residency

For the complainant:

None

For the respondent :

None

27.05.2026

O R D E R

None is present on behalf of either party. Record shows that both the parties were appearing before the Bench/Authority till 02.01.2026 and taking adjournment on one other grounds, but thereafter they left to attend proceedings of this case.

2. From perusal of the record it appears that the complainant had booked Flat no. 102 along with car parking space in ground floor in Tower A of the project, Bombay Residency for a consideration of Rs. 45,00,000/- out of which the complainant paid a total sum of Rs. 4,50,000/- (Rs.1,00,000/- plus Rs.3,50,000/-). A Memorandum of Understanding dated 12.01.2021 was also executed between both the parties. It further appears that the registration application of project, Bombay Residency of M/s Palviraj Construction Pvt. Ltd was rejected by the Authority. It is because of this reason that the complaint got the booking of flat in the said project cancelled vide cancellation form dated 11.04.2022 and the respondent assured to refund the total paid amount within 150 days. The respondent promoter after lapse of more than four years did not refund the paid amount to the complainant. Hence, the complainant is seeking refund of the total paid amount of Rs. 4, 50,000/- along with interest. The complainant has also sought compensation for delay caused due to inaction on the part of the respondent promoter.

3. Taking into considering the factual matrix of the case as well as the material available on record, the Bench/Authority observes that the respondent has failed to honour the commitments made to the complainant with respect to refund. The respondent was legally bound to make refund of the total paid amount to the complainant as per terms of agreement as well as cancellation form dated 11.04.2022 along with applicable interest.

4. In view of the above discussion, the Bench/Authority hereby directs the respondent company through its Director, Shri Sanjeev Kumar Srivastava to refund the total paid amount of Rs. 4, 50,000/- to the complainant along with interest @ 2% above the MCLR of State Bank of India, applicable for three years since due date till date of refund within a period of sixty days from the date of passing of the order.

5. The complainant, if so advised, shall be on liberty to press other relief(s),if any, which are in the nature of compensation, before the Adjudicating Officer, RERA, Bihar.

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

Sd/-
(Ved Prakash)
Special Presiding Officer