

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Naveen Verma, Chairman

Case No. RERA/CC/1129/2021

Susmita Singh

.....Complainant

Vs

M/s Grih Aarambh Developers Pvt. Ltd.

.....Respondent

Project : Sports City

ORDER

4.7.2022: This matter was last heard on 10.2.2022 and was posted for orders on 7.3.2022. However, due to pre-occupation of the Bench in other matter order could not be pronounced.

The complainant has filed this matter for refund of booking amount of Rs. 51,000/- for flat which she had paid on 24.2.2017 for 2 BHK flat. However, the promoter failed to commence the work hence the complainant send a letter for cancellation of booking and refund of the paid amount and has filed complaint petition for refund of paid amount with interest.

During hearing learned counsel for the respondent has submitted that they are ready to refund the deposited amount in three months in easy installments to the complainant. Learned counsel for the respondent submitted

that they are not in a position to pay interest. However, the complainant reiterated the request for one-time payment with interest.

The Authority observes that after having taken the booking amount it is incumbent upon the promoter to refund the same immediately after the project was dropped. They have kept the fund for four years. Real Estate (Regulation and Development) Act, 2016 and Bihar Rules, 2017 provide that the paid consideration would be returned immediately with applicable interest.

Hence, the Authority directs the respondent company and its Director to refund the principal amount of Rs. 51,000/- along with interest calculated at MCLR of SBI as applicable for three years + 1% for three years from the date of booking to the date of refund within 60 days from the date of this order.

With these directions/observations the case is disposed of.

Sd/-

Naveen Verma
Chairman