

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**IN THE COURT OF SPECIAL PRESIDING OFFICER, RERA, BIHAR**  
**RERA/CC/156/2025**

**Dhananjay Kumar** ..... **Complainant**

**Vs**

**R.D. Eco Developers Pvt. Ltd.** ..... **Respondent**

**Project: R.D. HEIGHTS**

**Present: For the Complainant : Ms. Kriti Suman, Advocate**  
**For the Respondent: Mr. Sumit Kumar, Advocate**

**17.08.2026**

**ORDER**

Heard Ms. Kriti Suman, learned counsel appearing on behalf of the complainant and Mr. Sumit Kumar, learned counsel appearing on behalf of the respondent.

2. The complainant has filed this case to direct the respondent to refund Rs.54,70,000/- paid by him as per the payment plan of the flat along with interest and also to initiate *suo motu* proceedings and impose penalty against the respondent for the violation of the mandatory provisions of the RERA Act.

3. The complainant's case, in brief, is that respondent took Rs.54,70,000/- from the complainant for a flat in the concerned project, but till date the respondent has neither constructed nor given any flat. So, in such a situation, the complainant wants to refund of the amount paid by him.

4. On the other hand, learned counsel for the respondent submitted that the complainant has himself cancelled the booking. However, the respondent is ready to refund the consideration amount which the complainant has paid.

5. So considering the aforesaid facts and circumstances, the respondent is directed to refund the amount of Rs.54,70,000/- (Fifty Four Lakh Seventy Thousand only) to the complainant and also to pay interest over the said amount of Rs.54,70,000/- (Fifty Four Lakh Seventy Thousand only) calculated at the rate of marginal cost of fund-based lending rates (MCLR) of the State Bank of India as applicable for three years plus 2% from the date of booking till the date of payment. This order is to be complied within sixty (60) days from the date of issue of this order.

6. So far other claim for compensation is concerned, the complainant is at liberty to raise the same before the Adjudicating Officer of the RERA as per the provisions of the RERA Act.

7. With the aforesaid observations and directions, the case is disposed of.

SD/-

**(Vinod Kumar Tiwari)**  
**Special Presiding Officer,**  
**RERA, Bihar**