

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR**

**RERA/CC/372/2024**  
**RERA/AO/95/2024**

**Anamika Singh and Krishna Mohan** ..... **Complainants**

**Vs**

**M/s Universal Green Infra Limited** ..... **Respondent**

**Project: UNIVERSAL ROYAL RESIDENCY**

**Present:**      **For the Complainants: Mr. Sahil Kumar, Advocate**  
                      **For the Respondent: Mr. Ankit Kumar, Advocate**

**23.07.2026**

**ORDER**

Heard Mr. Sahil Kumar, learned counsel appearing on behalf of the complainants and Mr. Ankit Kumar, learned counsel appearing on behalf of the respondent.

2. The complainants have filed this case for grant of compensation.

3. The complainants' case, in brief, is that they have filed this case as per operative part of the order dated 24.04.2024 in RERA/CC/495/2022 on the basis of facts and observations made by the Authority. The Authority has directed to refund Rs.20,82,500/-, as per rectification order dated 01.07.2024, to the complainant along with interest within sixty days of issue of the order. The rate of interest payable by the promoter shall be at two per cent above the prevalent Prime Lending Rate of the State Bank of India on the date on which the amount becomes due till the date of payment. It was further ordered that the complainants shall be at liberty to claim for compensation, if any, before the Adjudicating Officer, RERA.

4. The respondent appeared and filed a reply stating, *inter alia*, therein that this case is to be dismissed as it is misleading, confusing and contrary to the true facts and circumstances of the present case. The complainants had paid only Rs.30,82,500/- instead of total consideration amount of Rs.61,65,000/- till date. The complainants never inclined to show their intention to clear the dues amount along with GST against the flat despite the communication made by the

respondent to the complainants for paying the dues amount. There is no default of agreement by the respondent. The respondent has already refunded Rs.27,00,000/- out of Rs.30,82,500/- and is also ready to refund the rest principal amount to the complainants in instalment. The booking of the flat has already been cancelled. The complainants have not proved any distinct financial damage. The remedy of refund has already been granted by the Authority. Compensation cannot be awarded as a penalty without proof of actual loss. The respondent has not captured any unfair profits for this delay and the delay was not intentional but due to unforeseen market disruptions. No disproportionate loss was inflicted upon the complainants and as such this case is to be dismissed.

5. Heard both sides. Perused the records. After perusal of the records it appears that the complainant has filed this case as per the liberty given by the Authority vide order dated 24.04.2024 in RERA/CC/495/2022. The RERA Authority has given order only to refund and interest and not for the compensation as compensation may be granted only by the Adjudicating Officer. Compensation is not a penalty; rather any loss occurred to the complainants may be granted as compensation. There is no doubt that the acts of the respondent have given physical and mental agony to the complainants along with litigation cost. So, in the interest of justice, this Court directs the respondent to pay Rs.2,00,000/- (Two Lakh) to the complainants towards physical and mental agony suffered by them as well as a sum of Rs.50,000/-(Fifty Thousand) as litigation cost. The above amount shall be paid to the complainants within 60 (sixty) days of issue of this order.

6. With the aforesaid observations and directions, the case stands disposed of.

SD/-

**(Vinod Kumar Tiwari)**  
**Adjudicating Officer**  
**RERA, Bihar**