REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/152/2026

Asha Devi .... Complainant

Versus

M/s Ashirwad Engicon Private Limited .... Respondent

Project: **ASHIRWAD IOB GALAXY PHASE-II**

Present: For Complainant: Mr. Sanjay Kumar, husband of the complainant
For Respondent: Mr. Ishtiyaque Hussain, Advocate

11.08.2026 **PROCEEDING**

1. Hearing taken up. Mr. Sanjay Kumar, husband of the complainant, appears in person on her behalf. Learned counsel Mr. Ishtiyaque Hussain appears on behalf of the respondent.

2. The complainant's representative submits that the complainant had paid a sum of Rs.5,00,000/- to the respondent for booking a flat in the impugned project 'Ashirwad IOB Galaxy, Phase-II'. The complaint petition bears the registration number of the impugned project as 'RERAP2611201700036-5'. He further submits that he has paid a total amount of Rs.5,00,000/- in two installments in the month of June, 2021. He has shown that Rs.4,00,000/- was paid to the respondent vide cheque No. 000002 dated 12.06.2021 for which he has got money receipt no.3335 dated 17.06.2021 and Rs.1,00,000/- was paid vide cheque No.151434 dated 15.06.2021 for which he has got money receipt no.3342 dated 20.06.2021. He produced the original money receipts before this Bench for perusal.

3. This Bench directs the complainant to file photo copies of the abovementioned money receipts given to him by the respondent and also give a copy of the same along with the copy of the complaint petition to the respondent.

4. Learned counsel for the respondent submits that since the project 'Ashirwad IOB Galaxy, Phase-II' is not being constructed, hence the respondent is ready to refund the entire amount to the complainant.

5. The complainant's representative submits that five years have already elapsed and the money is still being kept with the respondent, hence the respondent is liable for payment of not only the principal amount but also the interest amount accrued thereon.

6. Learned counsel for the respondent is directed to file a written reply on the next date of hearing.

Put up for hearing on 23.09.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar