REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/90/2026

Pankaj Kumar .... Complainant

Versus

M/s Maa Tara Homes & Developers Pvt. Ltd. ... Respondent

Project: **GOKULDHAM PHASE-1**

Present: For Complainant: Mr. Ankit Gautam, Advocate
For Respondent: Mr. Sumit Kumar, Advocate

14.10.2026 **PROCEEDING**

1. Hearing taken up. Learned counsel Mr. Ankit Gautam appears on behalf of the complainant. Learned counsel Mr. Sumit Kumar appears on behalf of the respondent.

2. Learned counsel for the complainant submits that despite the direction from this Court, only an amount of Rs.50,000/- has been refunded to the complainant and still the amount of Rs.2,00,000/- remains with the respondent for refund. He submits that money had been paid by the bank and given to the respondent on which the complainant is paying interest. He, therefore, requests that whatever amount paid to the respondent to be refunded to the complainant, the entire amount should be refunded along with interest as per the provisions of law.

3. Learned counsel for the respondent assures that he shall be refunding Rs.2,00,000/- against the principal amount before the next date of hearing.

4. Learned counsel for the respondent submits that the complainant is not entitled for interest as per his information because he has defaulted in payment and cancelled the booking on his own. However, he shall be studying the same and furnishing a detailed reply regarding the same.

5. Learned counsel for the complainant is also directed to study the matter in the light of the averments made during the hearing today by learned counsel for the respondent and file a written submission regarding the fact – whether any default was on the part of the complainant and whether the complainant is legally entitled for getting the payment of interest or not.

Put up for hearing on 15.12.2026. Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar