REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/120/2025

Mahesh Kumar ……Complainant

Vs

M/s Ghar Lakshmi Buildcon Pvt. Ltd. …..Respondent

Project: N/A

Present: For Complainant: Mr. Sharad Shekhar, Advocate
For Respondent: None

28/07/2026 **PROCEEDING**

Hearing taken up. Mr. Sharad Shekhar, learned counsel for the complainant is present. The respondent is absent.

Learned counsel for the complainant submits that a total amount of Rs.12.01 lakh had been paid to the respondent, the details of which is reflected on the KYC form issued by the respondent and the back side of the said KYC form bears the details of payment in writing which itself proves that the total amount paid by the complainant to the respondent company is Rs.12.00 lakh. He further submits that the said entry in the KYC details has been made by the official of the respondent company. He also submits that a total amount of Rs.2.48 lakh has been refunded to the complainant on various dates starting from 14th December, 2021 till 13th May, 2024 and still a total amount of Rs.9.53 lakh is pending for payment as principal amount. He also submits that the refund amount has been listed in a separate paper typed by the company itself which further corroborates the points raised by the complainant regarding the amount paid which is Rs.12.00 lakh and the amount still pending for payment which is Rs.9.53 lakh. He, therefore, requests for a direction to the respondent for making payment of the entire remaining principal amount along with interest on the total amount accrued from the date of payment till the date of refund.

It is observed that the respondent has been absent throughout. However, as a recourse to natural justice, a last opportunity is given to the respondent to file a written notes of argument on his behalf after which a final decision shall be taken. A time of ten days is given to the respondent for doing so. In the meantime, the complainant, in case he has anything further to say, may file his written notes of argument within ten days from today.

Order is reserved.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar