

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of**

**Hon'ble Member Mr. S.D. Jha, RERA, Bihar,**

**RERA/CC/136/2023**

1. Manju, 2. Neha ..... Complainants

Vs.

M/s Grih Vatika Homes Pvt. Ltd. .... Respondent

For the complainants: Mr. Vishal Vikram Rana, Advocate

For the Respondent: Mr. Shantanu Kumar, Advocate

**Project:– VIP CL-BLOCK**

**ORDER**

**12.06.2024** This case was last heard on 06.06.2024 and the order was reserved with mutual consent of the parties. Mr. Vishal Vikram Rana, Advocate, appeared through virtual mode and defended the case of the complainants. Mr. Shantanu Kumar, Advocate, appeared and defended the case of the respondent. The complainants were directed vide proceeding dated 06.06.2024 to send cancellation letter to the respondent with a copy to the office of the Authority, which has been received and is kept on the record. The order is being passed today i.e. 12.06.2024.

2. Learned counsel for the complainants submitted that the complainants booked two flats of 1500 sq. ft. and 2500 sq. on 22.09.2015 & 30.06.2015 and made total payment of Rs.14,00,000/- between 30.06.2015 to 06.02.2016. The flats were to be delivered within two years from the date of booking but the respondent neither delivered possession of flats nor returned money in spite of request made by the complainants. Hence, they have filed this complaint for refund of money along with interest and in this connection they have sent cancellation letter to the respondent through mail dated 06.06.2024.

3. Learned counsel appearing for the respondent submits that the respondent - promoter is willing to refund the entire money of the complainants.

4. Taking into consideration the aforesaid facts, the respondent - company and its Managing Director Sri Ranjit Kumar Jha is directed to refund the principal amount of Rs.14,00,000/- to the complainants along with interest within thirty days of issue of this order. The rate of interest payable by the promoter shall be at two percent above the prevalent Prime Lending Rates of the State Bank of India on the date on which the amount becomes due till the date of payment.

5. The complainants are at liberty to press other claims, which are in the nature of compensation, before the Adjudicating Officer, RERA, as per the provisions of the RERA Act, 2016.

**With the aforesaid observations and direction, this case is disposed of.**

**Sd/-  
S.D. Jha,  
Member**