

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of**

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

**RERA/CC/302/2024**

Sunil Kumar Srivastava ..... Complainant

Vs.

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

For the complainant: Mr. Punit Kumar, Advocate

For the Respondent: Mr. Manoj Kumar, Director,

**Project:- INCOME TAX RESIDENCY, BLOCK - B**

**ORDER**

**03.09.2024** Hearing taken up. Mr. Punit Kumar, Advocate, appears for the complainant. Mr. Manoj Kumar, Director, appears for the respondent.

2. Learned counsel for the complainant submits that the complainant booked Flat no.506 in Block - B in the project "Income Tax Residency" located at Lakhani Bigha, Khagaul, Patna, on 4.12.2019 by making advance payment of Rs.3,25,000/- vide cheques nos.497294 &146974 out of total consideration amount of Rs.29,00,000/-. The flat was to be completed within period of three years and six months but the respondent did not commence the work. When the complainant did not find intention of the respondent of making construction of the project, he cancelled his booking by sending mails dated 02.06.2024 & 24.07.2024 and requested for refund of his money which have not been replied so far.

3. Mr. Manoj Kumar, one of the Directors of the company, submits that the company would refund money of the complainant within three months, to which the complainant's counsel agrees.

4. Taking into consideration the submissions of both the parties, the Authority directs the respondent - company and its Managing Directors namely Rahul Kumar, Suraj Kumar and Manoj Kumar to refund the principal amount

of Rs.3,25,000/- to the complainant along with interest within ninety 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 complainant is at liberty to press other claims, which are in the nature of compensation, before the Adjudicating Officer, RERA.

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

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