

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR
Before the Single Bench of Mr. Naveen Verma, Chairman

Case Nos. RERA/CC/892/2020

Anjeev Kumar Srivastava **...Complainant**

Vs.

M/s Realize Realcon Pvt. Ltd. **...Respondent**

Project: - Realize Green Exotica

INTERIM ORDER

25.08.2022

07-09-2022

The matter was last heard on 01.07.2022

The case of the complainant is that he booked a flat in the project Realize Green Exotica on 19/01/2016. The complainant has stated that he has paid Rs. 12,00,000/ but as the respondent failed to handover the flat the matter has been filed for refund of paid consideration with 18% interest and compensation.

The complainant has placed on record copy of money receipts for Rs. 12,00,000/- with supporting cheques, booking form dated 19.01.2016, copy of pan card and Aadhar card of the complainant.

Perused the record. No reply has been filed by the respondent.

On the last date of hearing the complainant reiterated his request for refund with interest.

The Authority recalls that the respondent had appeared in other matters and assured to make the refunds to other similarly situated

complainants. Although they have failed to appear despite notices having been issued ,one last opportunity is given to the respondent to make their submission.

The Authority observes that the allottee has not sent any communication to the promoter regarding cancellation of booking. The Authority ought to be approached only after the promoter fails to respond to such communication. The complainant is requested to first send the letter of cancellation to the promoter and inform the Authority about their response on the next date.

A copy of the Interim Order may be sent to both the parties.

Put up for hearing on 26.9.2022

**Sd/-
Naveen Verma
(Chairman)**