

REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR
 RERA/CC/ 285/2024
 RERA/AO/87/2024

Anshu Rani -----Complainant

Vs

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

Project: Pushp VATIKA

25/03/2026

ORDER

Heard Shri Ravi Shankar Ray, learned counsel for the complainant and Shri Ankit Kumar, learned counsel for the respondent.

2. The complainant has filed this case to award compensation of Rs. 50 lakhs towards mental harassment and physical agony and compensation of Rs. 50 lakhs towards selling the flat to different buyer which was allotted to the complainant and also litigation cost of Rs. 50,000/-.

3. The fact of the case in brief is that this case is filed in pursuance of the order dated 22.04.2024 of the Authority in RERA/CC/2023 in which the complainant was at liberty to press the claims of compensation before the Adjudicating Officer, RERA. The Authority has held and ordered in order dated 22.04.2024 to refund the principal amount along with interest within a period of 60 days of the order.

4. The respondent appeared but has not filed any reply and as such this case is being disposed of on the basis of the materials available on record.

5. After perusal of the order dated 22.04.2024 it appears that the Authority has ordered to refund the principal amount along with interest. There is no doubt that the act of the respondent has made mental agony and physical harassment, as well as the complainant has suffered litigation cost also.

6. Considering the facts and circumstances of the case, the complainant is entitled to get compensation for mental and physical agony. Hence, the respondent is directed to pay Rs. 2,00,000/- for compensation for mental agony and litigation cost of Rs. 1, 00,000/-. The respondent is directed to pay

the aforesaid amount within a period of two months of this order, failing which the complainant may proceed further as per law prescribed.

7. With the aforesaid observation and direction, this case is disposed of.

Sd/-

(Vinod Kumar Tiwari)
Adjudicating Officer
RERA, Bihar