

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Mr. Naveen Verma, Chairman

Case No.CC/1199/2021

Pavitra Pankaj.....Complainant

Vs

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

Project: Pushp Vatika

INTERIM ORDER

18.05.2022

This matter was last heard on 13-05-2022 and was fixed for orders on 18.5.2022.

The case of the complainant is that he booked a flat admeasuring 565 Sq.mt in project Pushp Vatika for a total consideration of Rs11,49,000 on 13.01.2013 and has paid Rs.9,37,430 till 2017 . Since, the respondent has not handed over the possession, the complainant has filed the present case praying for handover the possession of the flat and also rent from 2017 till handing over the possession of the flat and to impose penalty for late delivery of possession of flat.

The complainant has placed on record a copy of agreement for sale dated 30-01-2014, various money receipts issued by the respondent company against payment, Aadhar card, and loan account statement.

The Authority notes that on several occasions, the complainant has reiterated that his prayer.

On 20/04/2022 respondent was directed to file reply within 1week with copy to the complainant and also directed the complainant to file rejoinder, if any, and to serve a copy with copy to respondent.

Perused the record. The respondent has filed an affidavit on 13-05-2022, stating that he will hand over a flat, within 1 month if the complainant makes payment of excess of area of the flat as on prevalent today.

The Bench feels that an opportunity may be given to the complainant to submit his response/rejoinder.

So far as the payment of rent is concerned, the Bench observes that this is in nature of compensation. The complainant is at liberty to approach the court of Adjudicating Officer to press his claim for compensation.

Put up for further hearing on 10-06-2022

Sd/-

**Naveen Verma
(Chairman)**