

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Full Bench of Hon'ble Chairman, Mr. Vivek Kumar Singh &
Hon'ble Members Mrs. Nupur Banerjee & Mr. S.D. Jha, RERA Bihar.**

RERA/CC/449/2023

Sri Ajay Kumar Sinha Complainant

Vs.

M/s Grih Vatika Pvt. Ltd. Respondent

For the complainant: Mr. Punit Kumar, Advocate

For the Respondent: Mr. Mohit Raj, Advocate,

Project:–URMILA VATIKA

PROCEEDING

03.07.2024 Hearing taken up. Mr. Punit Kumar, Advocate, appears for the complainant. Mr. Mohit Raj, Advocate, appears for the respondent.

Learned counsel for the complainant submits that the complainant booked Flat No. 402 of 1300 sq. ft. on the 4th floor on 01.06.2015 for a consideration amount of Rs. 25,44,000/-, out of which he paid Rs. 7,51,000/- through various cheques. However, despite the initial payment of more than 10% of the consideration money, the respondent has not executed an Agreement for Sale. The respondent has issued only the KYC to the complainant, which is kept on record. He also submits that when the respondent did not execute the Agreement for Sale, the complainant sent a Legal Notice dated 17.08.2023 to the respondent, but to date, the respondent has not responded.

Learned counsel for the respondent submits that the complainant had booked the flat under a One Time Scheme and, since the payment was not made as per the schedule, the

complainant's booking has been cancelled. However, he requests four weeks' time to file a counter-reply, which is allowed.

The respondent's counsel is directed to file a counter-reply within four weeks, with a copy to the complainant, who will file a rejoinder within two weeks thereafter.

Let this case be transferred to the Single Bench Mr. S.D. Jha.

Put up for hearing on 21st August 2024.

Sd/-
S.D. Jha
Member

Sd/-
Nupur Banerjee
Member

Sd/-
Vivek Kumar Singh
Chairman