

## **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/64/2023

Mr. Dileep Kumar ..... Complainant

Vs.

M/s GrihVatika Pvt. Ltd. .... Respondent

For the complainant: Mr. O.P. Nagmani, Advocate

For the Respondent: Mr. Shantanu Kumar, Advocate

**Project:—GREEN VATIKA**

### **PROCEEDING**

**03.07.2024** Hearing taken up. Mr. O.P. Nagmani, Advocate, appears for the complainant. Mr. Shantanu Kumar, Advocate, appears for the respondent.

Learned counsel for the complainant submits that the complainant booked Flat No. 306 in Block – A in the project in 2015, for a consideration amount of Rs. 13,00,000/-, out of which he paid Rs. 4,00,000/-. After the said payment, the complainant requested the respondent to execute an Agreement for Sale, but it was not done, and only the KYC has been issued, which is on the record. The flat was to be handed over by 22.8.2019, but neither the project has been completed nor the flat handed over. After great persuasion, the respondent assured the complainant of another flat in a different project, but that assurance was also not honored. Hence, the complainant has filed this case for the delivery of possession of the flat. Lastly, he submits that the complainant is a government employee who applied for a housing loan, and that loan is still payable by the government.

Learned counsel for the respondent submits that he will seek instructions regarding the alternative flat. The complainant may be

directed to make available the payment receipts, to which the complainant's counsel agrees and submits that he would file the same. The respondent's counsel is directed to file a counter-reply clearly indicating the specific flat number he proposes to allot to the complainant and its proposed price within two weeks, with a copy to the complainant, who will file a rejoinder along with payment receipts within a week thereafter.

Put up for hearing on 31.07.2024.

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

**Sd/-**  
**Nupur Banerjee**  
**Member**

**Sd/-**  
**Vivek Kumar Singh**  
**Chairman**