

REAL ESTATE REGULATORY AUTHORITY, BIHAR  
Before the Conciliation Forum Bench  
Mr. Ved Prakash, Senior Legal Consultant

**RERA/CC/87/2024**

Mr. Anand Kumar .....Complainant(s)  
Vs  
M/s Gayetri Homes India Pvt. Ltd. ....Respondent  
PROJECT- Pratibha Apartments

For the complainant: In Person  
For the respondent : Mr. Manoj Kumar Singh (Adv.)

**11.06.2024 PROCEEDING**

The complainant is physically present, but Shri Manoj Kumar Singh, learned counsel on behalf of respondent appears through virtually mode.

The complainant submits that the respondent promoter has executed a development agreement with landowner, Shri Prabhakar Chandra Ghose on 23.11.2011 wherein the respondent has agreed to develop the multistoried building in the name of the above project, and the complainant has purchased the flat no. 404 on consideration of Rs. 30 akh. He further submits that the complainant has come in the possession of flat without completion of Apartment as per assurances, but the respondent could not produce the completion certificate and that is why the complainant was compelled to reside in a rental house from 01.12.2015 to 15.05.2019 on rent @ Rs. 15,000/- per month, which became a burden on the complainant. In such a situation, the complainant had no option but to claim the total refund of Rs. 41,61,816/- from the respondent. On the other hand, the learned counsel for respondent submits that the complainant is residing in the concerned flat and there is no deviation in the apartment as well as flat of the complainant. Hence, he is not entitled for any compensation / interest from the respondent.

Considering rival submissions of the parties, conciliation fails and the record is referred to the Hon'ble Authority for deciding it on merit.

Sd/-  
**( Ved Prakash )**  
Senior Legal Consultant  
RERA, Bihar