

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Single Bench of Mrs. Nupur Banerjee, Member**  
**Case No. RERA /CC/248/2023**

**Shishir Ranjan**

**.....Complainant**

**Vs**

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

**....Respondent**

**Project: VIP Residency**

**For the Complainant:**

**Mr. Punit Kumar, Adv.**

**For the Respondent :**

**None.**

**12/07/2024**

**PROCEEDING**

Hearing taken up. Shri Punit Kumar, Advocate appears for the complainant. The respondent is absent.

The complainant has booked one flat no. 103 in the project and paid Rs. 6,60,310/- to the respondent. The consideration amount for the flat was Rs. 33,41,250/- to which KYC was executed between the two parties but after that the promoter has failed to provide them the flat, so the promoter started refunding the money. The promoter states that they are unable to provide the flat so the complainant cancelled the booking and wanted to refund of the money. Out of that the promoter has refunded Rs. 1 lakh. After that the promoter showed his inability to refund the remaining amount of money. So the promoter offered another flat no. 103 to the complainant and executed the KYC and the complainant agreed to that but this happened in 2013 and after that so many years have passed but the promoter neither refunded the money nor given him the fat no. 103 and he did not give the possession of the flat nor refunded the remaining amount so now the complainant wants possession of the flat.

Issue notice to the respondent for his appearance on the next date of hearing, i.e. 27.08.2024.

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