

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Single Bench of Mrs. Nupur Banerjee, Member
Case No. RERA /CC/250/2023

Nikhil Ranjan

.....Complainant

Vs

M/s Grih Vatika Homes Pvt. Ltd.

....Respondent

Project: VIP Residency

For the Complainant:

Mr. Punit Kumar, Adv.

For the Respondent :

Absent.

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. 203 in the project and paid Rs. 6, 60,310/-. 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 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 2013 but after that so many years have passed but the promoter neither refunded the money nor given him the flat no. 203 but he did not give the possession of the flat nor refunded the remaining amount so now the complainant wants possession of the flat.

Summary: Actually all the three cases belong to the Shishir Ranjan and Nikhil Ranjan and in total they have paid Rs. 22, 80,932/- for the three flats out of that the promoter refunded Rs. 3 lakh but now the promoter has showed his inability to give them the flat and the promoter executed new KYC for these three abovementioned cases and promise to give them three flats for these three cases. The complainants had sent a legal notice because they have not got the possession of the flat after so many years, so they want possession of the flat.

The complainant had sent legal notice to the respondent. The respondent has not answered the legal notice and not appeared in the case nor refunded the money nor they given possession of the flat. Now in these three cases the two brothers are wanting the possession of three flats.

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

Sd/-
Nupur Banerjee
Member