

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of**

**Hon'ble Member Mr. S.D. Jha, RERA, Bihar,**

**RERA/CC/13/2024**

Sunita Devi ..... Complainant

Vs.

M/s Ghar Lakshmi Pvt. Ltd. and Ors. ....Respondent

For the complainant: Mr. Punit Kumar, Advocate

For the Respondent: Mr. Sujit Chandra Keshari, Employee,

**Project:- INCOME TAX RESIDENCY, BLOCK - B**

**PROCEEDING**

**21.06.2024** Hearing taken up. Mr. Punit Kumar, Advocate, appears for the complainant. Mr. Sujit Chandra Keshari, an employee of the respondent – company, appears for the respondent without authorization letter and has filed an application dated 21.06.2024 of the Director of the respondent – company, wherein, he has requested for time and for providing copy of the complaint. He is directed to file authorization letter on the next date. However, he has filed photo copy of his Aadhar Card, which is kept on the record.

Learned counsel for the complainant submits that the complainant booked Flat no.304 in Block –B of the project on consideration amount of Rs.24,00,000/- out of which she paid Rs.13,45,000/- but till date the respondent neither delivered possession of the flat nor refunded her money. Hence, she has filed this complaint for refund of money and she has sent cancellation letter to the respondent by mail dated 6.9.2023 and reminder dated 18.10.2023 for refund of money but till date there is no response at the end of the respondent.

The employee of the respondent – company requests for two weeks' time to file counter reply, which is allowed. He is directed to file the same within two weeks with a

copy to the complainant's counsel, who will file rejoinder, if any, within a week thereafter. In case of non-compliance by the respondent – promoter , it would be presumed that he has nothing to say in this matter and an order would be passed on the basis of material available on the record. It is also made clear that no further adjournment would be given in this case.

Put up for hearing/order on 25.07.2024.

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