

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**  
**Before the Single Bench of Mr. Naveen Verma, Hon'ble Chairman**

**Case No. RERA/CC/291/2019**

**Rita Devi.....Complainant**

**Vs.**

**M/s Maitreya Plotters & Structure Pvt. Ltd.....Respondent**

**ORDER**

**11.08.2022**

The matter was last heard on 23.06.2022.

This complaint petition has been filed seeking relief to direct the respondent to pay the maturity amount of Rs. 3,10,80/- matured on 12-12-2015 along with 12% interest.

The case of the complainant is that he had paid Rs. 300/- per month from 12.01.2010 to 12.12.2015 for a plot measuring 363sq. yards but after the maturity date, neither the plot has been handed over nor the maturity amount has been refunded. Hence, this complaint case has been filed.

Perused the case record. Neither the respondent has filed any reply nor did they appear despite notices issued. The Bench also observes that from the last three hearings complainant has not appeared, hence, the order is being pronounced on the basis of documents placed and earlier submissions made by complainant during the course of hearings.

During the course of hearing on 07-02-2022, the complainant has submitted that she has paid Rs 21,600/- to the respondent company for plot but till today neither plot has been handed over nor the amount has been refunded.

After the perusal of documents placed and submissions made by complainant, the Bench observes that the complainant has not placed any documents like allotment letter, Agreement for Sale which shows that complainant has booked alleged plot as an allottee. The Bench further observes that from the document placed, it appears that complainant has made some investment with the respondent company on monthly installment basis in respect to alleged plot and on maturity, she is entitled to get lump-sum amount as averred in complaint petition.

In the light of above observations, this Bench observes that the complainant has not submitted adequate evidence to establish that she is an 'allottee' as defined in the Real Estate (Regulation and Development) Act, 2016. The Authority, therefore, has no jurisdiction to adjudicate on this matter. The complainant is advised to approach the competent forum.

With this observation this complaint petition is disposed of.

Sd/-  
**Naveen Verma**  
**Chairman**