

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar**

RERA/CC/239/2024

Diwakar Sandilya

.....Complainant

Vs

M/s Gardenia Newtech Developers LLP.

.....Respondent

Project: Gravity Mall

Present: For Complainant: Mr. Gaurav Sharma, Advocate

For Respondent: Mr. Keshab Raj, Advocate

30/07/2025

INTERIM ORDER

Both the parties have appeared through their respective learned counsels and have filed their written submissions.

Perused the file. After going through the said submissions, it came to the notice of this Bench that an agreement for sale had been executed between both the parties but no copy of the same is available on record, in the absence of which it is difficult to ascertain the conditions under which the said agreement had been executed. Both the respondent as well as the complainant have brought this fact before the Bench that a lease agreement with the 3rd party has been executed by the respondent but a copy of the same has also not been brought on record. The respondent in his reply has mentioned that the Occupancy Certificate of the impugned project has been issued in his favour vide letter No. 17597 dated 15.07.2022.

Both the complainant as well as the respondent are directed to file a copy of the executed agreement for sale as well as lease agreement for proper adjudication in this matter within seven days from the date of passing of this interim order. They are also directed to file any supplementary document/ written notes of argument, in case they feel proper to do so, in support of their case.

Put up on 12.08.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar