

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 422/2023

RERA/CC/714/2021

RERA/AO/244/2021

Indu Tripathi

.....Complainant/ Executant

Vs

M/s Grih Vatika Homes Pvt. Ltd.

.....Respondent

Project: VIP Residency

**Present: For Complainant: Ms. Diksha Kumari, Advocate
For Respondent: None**

29/05/2026

PROCEEDING

Hearing taken up. Ms. Diksha Kumari, learned counsel for the executant is present. The respondent is absent.

This matter has been transferred to this court from the court of learned Special Presiding Officer, wherein the case has been heard at length. However, since the matter has been brought here for hearing, the hearing is conducted.

Learned counsel for the executant submits that the case is very simple wherein the respondent was directed to handover the possession to the complainant and the complainant was also directed to make payment of the remaining amount which is only a meagre amount. However, the respondent has not demanded any amount due to be paid and has also not handed over the possession of the said flat.

Mr. Ratendra Kumar Tripathi, the husband of the complainant Ms. Indu Tripathi is also present and he requested the Bench to allow him to apprise the Bench regarding the facts of the case.

Considering him to be the complainant's husband, he was allowed to explain the matter before this Bench. He submits that he had approached the respondent after the order of the Authority for compliance of the same and has also asked the respondent for accepting the remaining amount but the respondent told him that the said flat has already been sold to a third party. He went to the said flat and found that a person was residing there. He requested the said person and also the respondent to handover a copy of the sale deed to him but the same has not been handed over despite repeated requests being made for more than 1½ years. He further submits that he had gone to the Registration Department for verification of the fact whether there was any registration pertaining to the said flat, the Registration Authority told him that there was no such registration deed pertaining to the impugned booked flat. He, therefore, has strong apprehension that out of malafide intention the respondent has made another person to reside in the same without selling him the said flat. He,

therefore, requests for strict penal action against the respondent and strict direction to him, so that the possession of the said flat be handed over to the complainant.

Considering the submissions made by the complainant, this Bench observes that there is a probability that the said flat may not have been sold and in such a case, this Bench imposes a restriction on the sale of the said booked flat no.205, Deluxe Block on 2nd floor, VIP Residency.

I.G., Registration is requested to instruct the concerned District Sub Registrar/ Sub Registrar concerned for compliance of the above direction.

Issue notice to the respondent to appear in person or through his authorised representative on the next date of hearing.

Put up this case on 25.06.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar