

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/BRERAP00165-6/253/R-81/2018

Gunwant Jha & Savitri Kumari Jha

.....Complainants

Vs

M/s Grih Vatika Homes Pvt. Ltd.

.....Respondent

Project: VIP Residency, Classic Block (Flat No.302)

31.08.2026

ORDER

The matter pertains to Classic Block in VIP Residency, wherein the Bench is in receipt of a request letter given by Mrs. Khooshbu Jha, Director, Grih Vatika Homes Pvt. Ltd. and another request letter from Shri Gunwant Jha and Smt. Savitri Kumari Jha, both dated 31.08.2026. Both the letters are related to a request made by both promoter-Company Grih Vatika Homes Pvt. Ltd. and the allottees of Flat No.302 in Classic Block of VIP Residency developed by the promoter Company Grih Vatika Homes Pvt. Ltd.

2. The Director of the respondent-Company has made a request for allowing the registration of the impugned booked Flat No.302 in the above said Classic Block of VIP Residency, so that she could execute sale deed in favour of the respective allottees (Gunwant Jha and Savitri Kumari Jha) of the said Flat No.302.

3. Both the promoter and the allottees have made a request in view of the fact that this Bench in its earlier order related to the impugned project "VIP Residency" has imposed a blanket restriction on registration of the entire flats/units pertaining to the impugned project "VIP Residency."

4. The Bench appreciates the requests of the promoter and the respective allottees wherein they have requested for allowing the registration on

the ground that the entire payment has been prepared and shall be made to the promoter once the registration is completed.

5. The Bench observes that in a separate matter pertaining to RERA/CC/ 265/2025 (Kiran Choudhary Vs. M/s Grih Vatika Homes Pvt. Ltd.) has issued directions for a complete restriction on the registration of all the flats pertaining to the impugned project named VIP Residency. The Bench acknowledges the request of the homebuyer (allottee) and in order to ensure that the interest of the allottees concerned are not affected in any way, the Bench takes a conscious decision to allow the registration of the impugned Flat No.302 in Classic Block of VIP Residency which was developed by the said promoter.

6. Hence, the Bench directs for removal of the restriction imposed on the Project “VIP Residency” only to the extent of the present Flat No.302 of Classic Block so that registration of the said flat is done in favour of the concerned allottees by the promoter Grih Vatika Homes Pvt. Ltd. The restriction on all other unregistered units/flats of the impugned project “VIP Residency” shall remain as it is except for the present Flat No.302.

7. I.G., Registration, Bihar, Patna is requested to issue necessary directions to the Sub-Registrar concerned for doing the needful in view of the directions given herein above.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar