

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/CC/239/2024, 254/2024**

**Diwakar Sandilya**

**.....Complainant**

**Vs**

**M/s Gardenia Newtech Developers LLP**

**.....Respondent**

**Project: Gracity Mall**

**Present: For Complainant: Mr. Gaurav Sharma, Advocate**

**For Respondent: Mr. Jai Ram Singh, Advocate**

**18/09/2025**

**ORDER**

Hearing taken up. Mr. Gaurav Sharma, learned counsel for the complainant is present. Mr. Jai Ram Singh, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that despite a commitment made by the learned counsel for the respondent during the hearing held on 25.08.2025, he has utterly failed to comply with the same.

Learned counsel for the respondent submits that the complainant has not visited the office of the respondent as yet while the respondent is always ready and willing to comply with the earlier commitment made by him on 25.08.2025. He further submits that the complainant is required to furnish the necessary court fee stamp etc. and accordingly get the sale deed executed in his favour.

Since there is a repeated admission from the respondent side regarding his willingness to execute the sale deed in favour of the complainant, which is the main cause of complaint, both the complainant and the respondent are directed to act accordingly as per their commitment.

Learned counsel for the complainant, however, has a strong apprehension regarding the above and submits that the respondent is not going to abide by what he has committed, hence he requests for a cost to be determined against the respondent in case of failure promise/ commitment as made.

On perusal of the record and on appreciation of the averments made by learned counsel of both the respondent as well as the complainant, a strict direction is given to the respondent to fix a date when he is willing to act and accordingly inform the complainant so that he can visit his office along with the required documents and fees and then it will be the duty of the respondent to accordingly execute the sale deed in favour of the complainant as committed by him.

Both the learned counsels are directed to coordinate with each other and get the things settled. The respondent is directed to get the things settled within a period of 45 days, failing which the complainant shall be free to file an execution case against the respondent for redressal of his grievances along with imposition of penalty/ cost thereby.

The matter is accordingly disposed of.

Sd/-

(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar