

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**IN THE COURT OF SPECIAL PRESIDING OFFICER, RERA, BIHAR**  
 RERA/CC/ 34/2025

Kanhaiya Lal Keshri

---...Complainant

Vs

M/s Grih Vatika Homes Pvt. Ltd.

-----Respondent

Project: VIP RESIDENCY.

**15/05/2026**

**ORDER**

Heard the complainant himself and Shri Mohti Raj, learned counsel for the respondent.

2. The complainant has filed this case to give a direction to the respondent to execute and register agreement for sale and after that the respondent handover peaceful possession of the flat no. 104 as per agreement.

3. The complainant's case in brief is that the complainant had paid the consideration amount to the respondent and the respondents have accepted the amount. After a lapse of sometime, the respondents have refused to execute and register agreement for sale in favour of the complainant and also not giving possession to the complainant.

4. On behalf of the respondent, a reply has been filed to dismiss this case.

5. It is admitted fact that till date there is no any agreement for sale for any flat between the complainant and the respondent and as such the complainant has filed this case for execution of agreement for sale. There is no doubt that it is admitted fact that there is transaction of some money in the name of flat but there is no any such agreement paper. The transaction of the money is of the year 2015, whereas the Act came in existence in the year 2016 and Rules came in the year 2017. Unless and until any agreement for sale come before the Authority, the Authority has no jurisdiction to give any direction as there is no any relationship between the complainant and the respondents as allottee and promoter.

6. Considering the facts this case is dismissed with liberty to approach the competent court for the transaction in accordance with law.

Sd/-

**(Vinod Kumar Tiwari)**  
Special Presiding Officer  
RERA, Bihar