REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/62/2026

Manoranjan ……Complainant

Vs

M/s Grih Vatika Homes Pvt. Ltd. ……Respondent

Project: Push Vatika

Present: For Complainant: Mr. Abhinay Priyadarshi, Advocate

For Respondent: Mr. Mohit Raj, Advocate

18/08/2026 **PROCEEDING**

Hearing taken up. Mr. Abhinay Priyadarshi, learned counsel for the complainant is present. Mr. Mohit Raj, learned counsel for the respondent is also present.

When asked as to how Smt. Rajpati Devi being the landowner of the project land should be considered to be a promoter, learned counsel for the complainant submits that she has executed an agreement for sale in favour of the complainant before the flat has been handed over to her by the actual promoter i.e. M/s Grih Vatika Homes Pvt. Ltd. He also submits that Regulation 6 of the Bihar Real Estate Regulatory Authority (General) Regulations, 2021 clearly provides for considering the landowner to be a promoter in case the landowner has marketed or sold or advertised to sell his property before the share is given to the landowner concerned by the promoter.

Learned counsel for the complainant is directed to furnish all the relevant documents in order to prove that the landowner in this particular case should be considered as promoter.

Learned counsel for the respondent M/s Grih Vatika Homes Pvt. Ltd. submits that the project is almost complete and has been handed over to the landowner. He also submits that as per his information, the complainant has also taken charge of the booked flat and has made many alteration in the said flat as per his own sweet will.

Considering the submissions made by both the learned counsels, it seems necessary to direct the landowner to be present before this Bench either in person or through her authorised representative, failing which the Bench may take decision on the basis of the material available on record.

Office is directed to issue notice to the landowner to be present on the next date of hearing. At the same time, learned counsel for the promoter M/s Grih Vatika Homes Pvt. Ltd. is also directed to furnish the contact number of the landowner so that a message be sent to her to be present either in person or through her authorised representative before this Bench on the next date of hearing.

Put up this case on 29.09.2026 for further hearing.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar