

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/188/2024

Ranjeet Kumar

.....Complainant

Vs

M/s Grih Vatika Homes Pvt. Ltd.

.....Respondent

Project: Pushp Vatika

**Present: For Complainant: Mr. Raj Kumar Singh Vikram, Advocate
For Respondent: None**

04/09/2025

PROCEEDING

Hearing taken up. Mr. Raj Kumar Singh Vikram, learned counsel for the complainant is present but the respondent is absent.

Learned counsel for the complainant submits that though an assurance has been made during previous date of hearing held on 27th May, 2025, no reason as to why possession has not been handed over to the complainant has either been stated or furnished in writing by the respondent. He further submits that the respondent is having no valid reason for not handing over the possession of the said apartment. When enquired as to whether any agreement for sale pertaining to the above flat has been executed or not, learned counsel for the complainant replies in negative and submits that no agreement for sale has been executed as per his information. However, he had borrowed a sum of Rs.2.75 lakh from the Bank and paid an amount of Rs.2,75,180/- to the respondent.

The respondent was not present to explain his point of view on the issues raised.

Learned counsel for the complainant further requests for a direction to be given to the respondent to either hand over the possession of the impugned flat for which remaining amount shall immediately be paid by the respondent or to refund the entire amount along with interest. He also claims that the complainant has borrowed money from the Bank at a high rate of interest. Hence, he is also liable for compensation. At the same time, the respondent is also liable for penalty for the reason that he has illegally harassed the complainant even after taking the money and not handing over him the possession of the flat. He files a written notes of argument on behalf of the complainant.

Issue notice to the respondent to appear positively on the next date of hearing and submit the relevant documents as committed by him during earlier

hearing, failing which this Bench will be left with no option but to take a decision on the basis of material available on record.

Put up this case on 14.10.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar