

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mr. Ved Prakash,
Special Presiding Officer

RERA/CC/115/2023, 446/2023, 447/2023, 448/2023, 449/2023

Mr. Ashok Kumar Singh, Anil Kumar Thakur,Complainant(s)
Kumar Sachin, Ajeet Kumar Akela, Ajay Kumar
Sinha

Vs

M/s Grih Vatika Homes Pvt. Ltd.Respondent
PROJECT- Urmila Vatika

For the complainant: Mr. Shashi Kumar (Adv.)
For the respondent : Mr. Ankit Kumar (Adv.)

13.08.2025

PROCEEDINGS

Learned counsels on behalf of both parties are present.

Learned counsel for complainants submits that the respondent is not making any effort to complete the project, whereon learned counsel for respondent submits that the respondent was making construction but due to hindrance created by the landowner, the project could not be completed and resultantly the delivery of flats also could not made to the complainants so far. Hence, the landowner may be directed to cooperate with the promoter so that the delivery of possession of flat may be handed over to the complainants.

Considering submissions and on going through the record, it appears that the project, Urmila Vatika is a lapsed one and the promoter has yet not applied for extension of the registration of the project. In this view of the matter, the rights of the promoter stand ceased and he is barred from developing the said project. Hence, the respondent is directed to provide a list of allottees so that the matter may be considered for carrying out the project under section 8 of the RERA Act, 2016.

Put up on 08.10.2025 for further hearing.

Sd/-
(Ved Prakash)
Special Presiding Officer