REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/370/2024

Manoj Madan Jha **…...Complainant**

Vs

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

Project: VIP Residency

Present: **For Complainant: Mr. Ramchandra Jha Raman, Advocate**
For Respondent: Mr. Ankit Kumar, Advocate

23/07/2026 **PROCEEDING**

Hearing taken up. Mr. Ramchandra Jha Raman, learned counsel for the complainant is present. Mr. Ankit Kumar, learned counsel for the respondent is also present.

Learned counsel for the complainant reiterates his statement made during earlier hearing and further submits that despite his repeated request, the agreement for sale was never registered by the respondent and this is the basic reason why the complainant did not pay the remaining amount. However, he submits that before cancellation of the booked unit, he was never informed by the respondent regarding the same. He also submits that he is even ready to take any similar flat or smaller flat from the respondent.

Learned counsel for the respondent submits that the complainant is a regular defaulter and as per the terms and conditions of the agreement for sale though it was unregistered but still conditions persisted, he never complied with the same. On the ground that the complainant was a defaulter, the respondent had no option but to sell the flat to another person. When enquired as to whether any written notice was served upon the complainant regarding cancellation of the booked flat, learned counsel for the respondent submits that since the conditions were explicitly laid in the agreement for sale, hence the respondent did not inform the complainant about it. He also submits that there is no vacant flat available with the promoter (respondent) to be handed over to the complainant and hence, the Bench may take a final decision in this matter as per the provisions of law.

Hearing the submissions of both the parties, this Bench directs both the complainant and the respondent to file a written notes of argument mentioning the details therein and the demand in the present context (as far as the complainant is concerned) before the next date of hearing.

It is made clear that the next date of hearing shall be the final date when this Bench will take a final decision in the matter on the basis of material available on record.

Put up this case on 01.09.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar