REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Inquiry Commissioner, Sri Sanjaya Kumar Singh, RERA, Bihar

Exe. Case No. 422/2023

RERA/CC/714/2021

RERA/AO/244/2021

Indu Tripathi ……Complainant/ Executant

Vs

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

Project: VIP Residency

Present: For Complainant: Mr. Nityanand Mishra, Advocate
For Respondent: Mr. Ankit Kumar, Advocate

18/09/2026 **PROCEEDING**

Hearing taken up. Mr. Nityanand Mishra, learned counsel for the complainant/ executant is present. Mr. Ankit Kumar, learned counsel for the respondent is also present.

Learned counsel for the complainant/ executant submits that despite regular assurances by the respondent, the flat is not being handed over to the complainant.

Learned counsel for the respondent denies the allegations and submits that he is ready to handover the possession of the said flat including execution of the sale deed in favour of the complainant. He also submits that there is still a huge sum as dues pertaining to the flat concerned and the complainant is required to make payment of the due amount along with interest as per the terms and conditions laid in the agreement for sale.

Learned counsel for the complainant is directed to make payment of the due amount along with interest as per the agreement for sale.

Meanwhile, the respondent is directed to execute the sale deed in favour of the complainant as soon as he is in receipt of the entire due amount along with payable interest.

The complainant is directed to make payment within a period of 30 days from today and the respondent is directed to do the required formalities including execution of the sale deed and handing over the possession of the said flat within the next 20 days. The boundary of the flat as mentioned in the agreement for sale shall be ensured before handing over the possession of the same.

Put up this case on 13.11.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner.
RERA, Bihar