REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 423/2023

RERA/CC/715/2021

RERA/AO/245/2021

Manoj Kumar …...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 submits as informed during the earlier hearing, the sale deed of the flat has already been executed in favour of some other person, who lives outside the country and the registration was done by him is his own capacity and hence, the paper is not available with him. He is however ready to give an affidavit regarding sale of the said flat to a third party and is also ready to handover a similar flat to the complainant.

The respondent is directed to furnish an affidavit to this effect along with a further affidavit regarding the fact that whatever flat of similar nature is being handed over to the complainant, has the approval of all competent authorities and in case of any legal complications regarding approval of the same, the respondent shall be fully responsible.

The entire exercise of obtaining the consent of the complainant for the same shall be done on the basis of mutual consent between both the parties and a compliance report of the above direction be submitted before the next date of hearing.

Put up this case on 13.11.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner.
RERA, Bihar