

**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 the Complainant: In Person  
For the Respondent: Mr. Ankit Kumar, Advocate**

**27.5.2025**

**PROCEEDING**

Hearing taken up. Complainant is present in person. Mr. Ankit Kumar, learned counsel appears for the respondent.

Learned counsel for the complainant reiterates the same facts as was explained by him during the hearing held on 21<sup>st</sup> of April, 2025.

Learned counsel for the respondent submits that the complainant had initially paid only Rs.2.70 lakh out of a total agreed amount of Rs.11.50 lakh, which was agreed nearly 12 years earlier from this date. When enquired about the present status of the said project, learned counsel for the respondent states that the project is complete but he seeks for some more time for submitting the entire details regarding the status of the booked flat in question.

The complainant, who is present in person, demands for agreement for sale as well as handing over the possession of the said flat.

At this juncture, without knowing the entire facts about the present status of the said flat, it is difficult for this Bench to decide what exactly needs to be done. However, if the said flat has not been registered in favour of any other person/entity, the respondent is restricted from making any registration of the said flat.

The learned counsel for the respondent submits that in the present day, he is not in a position to hand over the possession of the said flat for the reasons

which he will disclose before the next date of hearing. Learned counsel for the respondent further submits that he is ready to refund the entire amount paid by the complainant along with interest.

Put up on 19.06.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar