REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/256/2026

Randhir Kumar & Ors. …….Complainants

Vs

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

Project: VIP RESIDENCY

Appearance:

For the Complainants: Mr.Jai Ram Singh, Advocate
Mr. Keshab Raj, Advocate
For the Respondent: Mr. Ankit Kumar, Advocate

13.10.2026 **PROCEEDING**

Hearing taken up. Mr.Randhir Kumar, one of the complainants appears in person along with his learned counsel Mr. Jai Ram Singh. Mr. Ankit Kumar, learned counsel appears for the respondent.

Learned counsel for the complainants submits that Randhir Kumar is son of Shri Sheo Charan Mehta, who has handed over his land through a duly executed Development Agreement dated 18.05.2013 entered into between him and the respondent. He also submits that a share agreement was also entered into between the parties on 01st June, 2017, wherein in lieu of the land utilized for construction of the project belonging to the share of the complainant, the respondent agreed to hand over seven flats along with seven car parking space in the Classic Block, out of which 3 BHK flats bearing an area of 1485 Sq.ft. each on the second floor, one 2 BHK flat bearing an area of 1181 Sq.ft on the second floor and three 2 BHK flats bearing an area of 1181 sq.ft. each on the fourth floor

were to be handed over to the complainant's father as a land owner of the impugned project "VIP Residency".

Learned counsel for the complainant further submits that till date though the project is on the verge of completion, none of the flats belonging to the share of the land owner has been handed over to the complainant. He also submits that till date, even the number of flats have not been disclosed to the land owner and the complainant (land owner) is totally in dark as to what is the number of the flat which he is going to get from the respondent in lieu of the land which has been utilized in the construction of the said project.

Learned counsel for the respondent submits that this is the second date of hearing and he is appearing for the first time and is not aware of the fact pertaining to the case. Therefore, he requests for a copy of the complaint petition to be handed over to him. Learned counsel for the complainant submits that a soft copy of the same has been given to the learned counsel for the respondent today itself.

Learned counsel for the respondent is directed to furnish a detailed written reply to the complaint petition mentioning explicitly the nomenclature of all the seven flats which the respondent has agreed to hand over to the complainant as a land owner and also the period as to when he is going to hand over the same to the complainants.

Put up on 09.12.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar