REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Hon'ble Inquiry Commissioner, Mr. 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

31/07/2026 **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 submits that despite her regular persuasion she has not been given information by the respondent whether the flat booked by her has been sold or not. He further submits that the complainant is ready to accept the offer given by the respondent but only after making sure that the flat booked by her has been sold and a third party right thereby has been created by the respondent through a valid sale deed. He also submits that in case no sale deed has been executed, in that case, the flat booked by the complainant should be handed over to her.

Learned counsel for the respondent submits that he requires some more time for getting necessary instructions from his client regarding the matter and he will come prepared before this Bench with the details on the next date of hearing.

This Bench observes that this case has been pending for quite a long time i.e. over three years now and hence, it is high time that the case be resolved by the respondent.

Hearing the submissions of the learned counsel for the complainant, it seems pertinent to the extent that in case the said flat has been sold to somebody else, the respondent should furnish the documents thereby to the complainant so that the complainant could give her consent for being adjusted in any alternative flat to be handed over to her by the respondent.

It is expected that the respondent shall diligently look into the matter and resolve the same by addressing the issue of the complainant. A time of further one month is given to the complainant.

Put up this case on 18.09.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar