REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA, Bihar

Exe. Case No. 422/2023, 423/2023

RERA/CC/714/2021, RERA/CC/715/2021

RERA/AO/244/2021, RERA/AO/245/2021

Indu Tripathi/ Manoj Kumar …...Complainants/ Executants

Vs

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

Project: VIP Residency

Present: For Complainant: Mr. Nityanand Mishra, Advocate
For Respondent: Mr. Mohit Raj, Advocate

25/06/2026 **PROCEEDING**

Hearing taken up. Mr. Nityanand Mishra, learned counsel for the complainants/ executants is present. Mr. Mohit Raj, learned counsel for the respondent is also present.

Learned counsel for the complainants submits that despite the order the money was not paid because the two flats have not been handed over and he had a strong apprehension that the same have been sold to another party.

Learned counsel for the respondent submits that the averments made by the learned counsel for the complainants is not correct. The respondent is still ready to handover the possession of one flat to him as it is and there is a probability that the 2nd flat must have been given in the landowner's share and he is therefore ready to accommodate the executant in the same project by handing over another flat to him. He is also ready to adequately compensate for the area and in case it is less then the extra money for the lesser area on prorata basis at the rate when it was booked shall be refunded/ adjusted and at the same time he expects that the complainants shall pay the remaining amount along with due interest as per the conditions of the agreement for sale.

Learned counsel for the complainants raises his apprehension that the new flat being handed over to him pertains to a flat which has been constructed without permission of the authority concerned.

Learned counsel for the respondent denies the objections raised by the learned counsel for the complainant submitting therein that he would be furnishing the entire details of permission of the competent authority regarding the same.

After hearing the submissions of both the parties, both the learned counsels are directed to file a detailed notes of argument with valid relevant

documents and evidences showing therein the updated status of the available flats in the impugned project.

Put up this case on 31.07.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar