

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/CC/82/2025**

Kislay Kumar .... Complainant

Versus

M/s Grihvatika Homes Pvt. Ltd. .... Respondent

Project: **GREEN VATIKA**

Present: For Complainant: Mr. Manu Kumar authorized representative of the complainant

For Respondent: None

**23.12.2025**

**PROCEEDING**

1. Hearing taken up. Mr. Manu Kumar appears through an authorization letter issued in his favour by the complainant, Kislay Kumar. There is no representation from the respondent side.

2. The representative of the complainant submits that a total amount of Rs.4.67 lakh was paid to the respondent-company in the project 'Green Vatika' and as stated by the complainant, on 12.11.2025 a payment of Rs.1 lakh has been received but the cheque for the amount of Rs.3.67 lakh issued by the respondent-company on 12.2.2021 could not be encashed for the reason that the respondent restricted the complainant from depositing the said cheque in the Bank saying that the required amount was not there in the Bank. He, therefore, requests again for a direction to the respondent to refund the remaining amount, as had been paid by the respondent on 12.02.2021 but could not be encashed then, along with due interest as per the provisions of law.

3. On perusal of the record, it is clear that the respondent had issued an account payee cheque bearing no.077853 of the Central Bank of India, Boring Road, Patna Branch on 12.02.2021 from his account no. 3629598119. It is, thus, clear from a mere perusal of the record that the respondent had agreed, in principle, to pay the said amount to the complainant but because of the restriction imposed by the respondent himself, the same could not be encashed.

4. Hence, as a last indulgence, a final opportunity is given to the respondent that in case he has anything to submit from his end, as regards the facts as stated hereinabove, he shall positively do it before the next date

of hearing, failing which this Court shall be constrained to take a final decision in this regard on the basis of the materials available on record.

5. Issue notice to the respondent to appear on the next date of hearing either in person or through his authorized representative.

Put up for hearing on 05.02.2026.

Sd/-

**(Sanjaya Kumar Singh)  
Inquiry Commissioner**