



## **REAL ESTATE REGULATORY AUTHORITY, BIHAR**

Before the Single Bench of Hon'ble Chairman Mr. Vivek Kumar Singh, RERA,  
Bihar.

**Exe. Case No. 251/2024**

**RERA/CC/235/2023**

Anshu Rani

.... Executant/Complainant

Vs

M/s Grih Vatika Homes Pvt. Ltd.

....Respondent

Project: **PUSHPA VATIKA**

Present: For Complainant: Mr. Ravi Shankar Roy, Advocate  
Mr. Sanjeev Jha, husband of the  
complainant

For Respondent: Mr. Ankit Kumar, Advocate

**24.07.2025.**

### **PROCEEDING**

1. Hearing taken up. Learned counsel Mr. Ravi Shankar Roy along with husband of the complainant appears on her behalf. Learned counsel Mr. Ankit Kumar appears on behalf of the respondents.
2. From perusal of the record, it is clear that the respondents have no respect for law. They have been misleading the Authority with regard to payment. The cheques have bounced time and again. They have not lived up to the commitments given in the past.
3. In view of the above, the Court feels that the respondents have to be dealt with separately for committing criminal offence under the provisions of Negotiable Instrument Act, 1908 (in short, "NI Act") and Bharatiya Nyaya Sanhita 2023 (in short, "BNS, 2023")
4. The complainant is at liberty to file separate cases pertaining to bouncing of cheques under the provisions of NI Act and criminal breach of trust and cheating under the appropriate sections of the BNS, 2023.

5. As the principal amount has not been refunded to the complainant by the Directors of the respondent-company, namely, Ms. Khushboo Jha and Mr. Ranjit Kumar Jha and also as warrant of arrest not been executed issued against them, it the police have to take stern move to ensure their attendance. The IG Patna may be accordingly apprised.

Put up for hearing on 29.08.2025.

Sd/-

**(Vivek Kumar Singh)**  
Chairman