

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. R.B. Sinha, Member

Case No. CC/706/2019; CC/849/2019; CC/1317/2020; CC/1375/2020; CC/1158/2020

Rachna Dwivedi/ Navnit Kumar/ Tarique Jamil/ Retendra Kumar Sinha/ Amjad Ali/.....Complainants

Vs

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

Present: For Complainants: Mr. Prabhakar Nath Rai, Advocate (Complainant no. 1)
Mr. Vishal Vikram Rana, Advocate (Complainant no. 2)
In person (Complainant no. 3, 4, 5)
For Respondent: Mr. Ranjit Kumar Jha, Director
Mr. Mohit Raj, Advocate

24/03/2021

INTERIM ORDER

Hearing taken up through video conferencing. Mr. Prabhakar Nath Rai, counsel for complainant no. 1 and Mr. Vishal Vikram Rana, counsel for complainant no. 2 are present. Tarique Jamil, Retendra Kumar Sinha, Amjad Ali, are present in persons. Mr. Ranjit Kumar Jha, Director with his counsel Mr. Mohit Raj is also present.

The Bench recalled the direction given in previous hearing regarding refund of the principal amount of deposits/advances to the complainants and desired to know whether the respondent company has complied with the direction given and their commitment to comply with them. The Bench was informed that the respondent company has not kept their commitment and paid only partial amount to four complainants. Complainant Mrs. Rachna Dwivedi was paid Rs 1.00 lakhs against direction of Rs 5 Lakh and Mr. Amjad Ali was paid Rs 6 Lakhs only against the directions to payment of Rs 12 lakhs. Mrs. Dwivedi has had dues of more than 10 lakhs and Mr. Ali has had dues of more than 40 lakhs. The Respondent has not paid their dues for several years. Other three complainants have not been fully paid their dues on vexatious grounds for long periods.

In view of the aforesaid facts and keeping in view the approach and conduct of the respondent, the Authority deems it proper and necessary to issue of interim

order under Section 36 to be read along with Section 34 (f) & Section 37 of the Real Estate (Regulation & Development) Act, 2016.

It is therefore, directed that until further order, all sales of flats/Apartments/plots of land in any projects of **M/s. Grih Vatika Homes Pvt. Ltd. (i) Anita Kumari (Director) (DIN No:- 06488021), (ii) Mr. Ranjit Kumar Jha (Managing Director))** shall be stopped with immediate effect and IG Registration is requested to issue necessary directions to all DSRs/Sub-Registrars, including Patna/Phulwarisharif/Danapur/Bihta not to register any flats/apartment/plot of land in their projects “**VIP Residency**”; “**Pushp Vatika**”; “**Kamal Complex**”; “**Urmila Vatika**” and any other project of **M/s Grih Vatika Homes Pvt. Ltd.** till further order.

Registrar of Companies (ROC), Patna is requested to provide necessary detail like PAN, Bank Account, DIN and Aadhaar details of the respondent companies and their directors within two weeks, so that the Authority may take necessary action against the respondent company. (**M/s Grih Vatika Homes Pvt. Ltd.: CIN: U70102BR2012PTC019642**)

Let a copy of this order be forwarded to concerned State Level Bankers Committee, LHO, Gandhi Maidan, Patna, for taking necessary action.

Let this order be communicated to the following:

(1) M/s Grih Vatika Homes Pvt. Ltd, 26 A.N. Path, North S.K. Puri Boring Road Patna, Bihar 800001, Mob No.: 8578000520; 857800524, email: carnbedi@gmail.com; grih.vatika@gmail.com

(2) M/s Grih Vatika Homes Pvt. Ltd, Ground Floor,Dipti Roy Complex, Opposite Post office, S K Puri Park, Boring Road, Patna; Bihar, 800028; Mob No.: 8578000520; 857800524, email: carnbedi@gmail.com; grih.vatika@gmail.com

(3) Ranjit Kumar Jha, Managing Director, M/s Grih Vatika Homes Pvt. Ltd, 100/A, Ramayan near Mehandi Utsav Hall, Anandpuri, Patna, Bihar, 800001; Mob No.: 8578000520; 857800524, email: carnbedi@gmail.com; grih.vatika@gmail.com

IT Consultant has been directed to upload a copy of this order on the Authority's website.

Let the next date of hearing be fixed on 16/04/2021.

Put up on 16/04/2021 for hearing.

**R.B. Sinha,
Member**

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. R.B. Sinha, Member

Case No. CC/1344/2020

Awadesh Kumar Singh.....Complainant

Vs

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

Present: For Complainant: In person
For Respondent: Mr. Ranjit Kumar Jha, Director
Mr. Mohit Raj, Advocate

24/03/2021

PROCEEDING THROUGH VIDEO CONFERENCING

Hearing taken up through video conferencing. Complainant is present in person. Mr. Ranjit Kumar Jha, Director with his counsel Mr. Mohit Raj is also present.

The Bench again directs the respondent to hand over the possession within three months.

Put up on 17/05/2021 for hearing.

**R.B. Sinha,
Member**

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. R.B. Sinha, Member

Case No. CC/1220/2020

Raj Kumar Das.....Complainant

Vs

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

Present: For Complainant: Mrs. Ranjeeta Singh, Advocate
For Respondent: Mr. Ranjit Kumar Jha, Director
Mr. Mohit Raj, Advocate

24/03/2021

PROCEEDING THROUGH VIDEO CONFERENCING

Hearing taken up through video conferencing. Mrs. Ranjeeta Singh, complainant counsel is present. Mr. Ranjit Kumar Jha, Director with his counsel Mr. Mohit Raj is also present.

Complainant counsel submits that the principal amount has been paid by the respondent. She further prays for interest.

Put up for order

**R.B. Sinha,
Member**