

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**  
**Before the Single Bench of Mr. Naveen Verma, Chairman**

**Case No: RERA/CC/1252/2020**

**Manoj Kumar Singh**

**...Complainant**

**Vs.**

**M/s Agrani Homes Pvt. Ltd.**

**...Respondent**

**Project: Sampatchak**

**26.08.2022**

**29.08.2022**

**INTERIM ORDER**

This matter was last heard on 01.07.2022

In this matter the allottee had booked a flat in the project Agrani Sampatchak for a total consideration of Rs. 10,30,000/- on 12.12.2013 and had paid Rs. 8,24,000/-. A Memorandum of Association was executed wherein it was mentioned that the said flat would be completed within 36 months. However, the promoter did not hand over the possession of the flat. Hence, the complaint has been filed for possession of the flat and interest paid to the bank as flat was not handed over.

The allottee has placed on record copy of memorandum of association dated 12.12.2013. The M.O.U indicates that Rs.8,24,000 was paid by him at the time of booking, copy of money receipts of total Rs.8,24,000.

During the hearing held on 31.05.2022, the representative of the respondent submitted that they would propose alternate offer to the complainant. The Bench directed to the respondent to personally contact the complainant with alternate offer within 1 week and file reply stating therein the response of the complainant within 2 week.

Perused the record of the case. No reply has been filed by the respondent.

The Authority directs the respondent and its Director to file written submissions stating therein the details of the alternative offer to the complainant and the date by when they would complete the flat, execute registered sale deed and handover the possession of the flat within two weeks.

The complainant is directed to intimate whether he wants possession of a flat in another project if the booked flat is not available.

Inform both the parties according.

Put up on 23.09.2022.

**Sd/-**  
**Naveen Verma**  
(Chairman)