

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

RERA/CC/854/ 2021

Uttam Kumar Complainants

Vs.

Agrani Infra Developers Pvt. Ltd.....Respondent

Project: AGRANI FIRST CITY

Present: For complainant: Mr. Sharad Shekhar, Advocate.
For Respondent: Mr. Rabindra Kumar, Advocate.

ORDER

1.12.2021: This matter was last heard on 18.11.2021 at length. Learned Counsel for the complainant submitted that the Deed of Absolute Sale was executed in 2016 but the possession has not been given as yet for which this complaint case has been filed. Learned Counsel for the complainant referred to the reply filed by the respondent company wherein he has mentioned about some dispute with the farmers.

Learned Counsel for the respondent mentioned that the registration of this project Agrani First City is pending before the Authority. The Director of the respondent company was present during hearing and submitted that although, no plot is available for sale as provided under section 3 of the Act, he had submitted an application for registration on the basis of map plan approved by the Mukhiya. He further submits that this village falls within the jurisdiction of Patna Metropolitan Area Authority (PMAA).

The Bench observes that the promoter may submit the map before the PMAA for approval so that they would be able to obtain the necessary completion certificate /occupancy certificate.

The Registration Wing is directed to place this matter before the Authority separately.

In so far as the complaint is concerned, the Learned Counsel for the respondent submits that they are willing to offer an alternate plot of the same area to the complainant.

The learned counsel for the complaint agreed that the complainant is willing to accept the alternative plot for the area as same mentioned in the deed of absolute sale

Since both the parties have come to mutual settlement, the Bench does not find it necessary to give any specific direction in this matter.

With these observations, the matter is disposed of.

Sd/-

(Naveen Verma)
Chairman.