

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Mrs. Nupur Banerjee

Case No. CC/1087/2021

Rinku Devi **Complainant**

Vs

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

Project: Agrani Height

21/03/2023

ORDER

The matter was last heard on 22-11-2022 and was put up for order on 13-12-2022 but due to the preoccupation of the Bench on the other matters, order could not be pronounced on the date fixed.

The present complaint has been filed seeking direction to allow the execution of sale deed in respect to the flat no. 502 allotted to her in the project Agrani Height and completion of the remaining works in the flat. Further, the complainant has placed on record Settlement Agreement dated 18-01-2021 and money receipts, issued by the respondent-promoter.

The complainant on 14-02-2023, placed on record, a deed of sale dated 29-03-2014, stating therein that before the commencement of the RERA Act, 2016, sale deed in respect to the complaint project is already executed and further submits that due to order by the Authority regarding embargo on registration of execution of sale deed against the respondent promoter, the execution of registration of sale deed is not executing and further prays to allow the respondent promoter for the execution of sale deed of the allotted flat no.502 in her favor as well as registration of the same before the concerned registry office.

Perused the record of the case. The Bench takes the note that respondent has not filed any reply. However, the L.R. of the respondent company appears on 30-08-2022 and submits that they will file detailed submissions regarding the complaint of the complainant and has also submitted that after removal of the ban, they will do all works in the flat as well as registry will be done. L.R. also submitted that they will file a letter for removing embargo on the execution of sale deed but it appears from the record that despite opportunities given neither respondent appeared after forth nor filed any reply.

After the perusal of documents placed and submissions made, the Bench hereby directs respondent to execute sale deed in favor of the complainant and accordingly, office is directed to issue letter to IG Registration requesting to direct the concerned registry office to register the sale deed presented for registration by the respondent-promoter in favor of the complainant with respect to flat no. 502, in project – Agrani Height.

So far the remaining work is concerned, the Bench directs respondent to complete the work pending in the flat within 60 days, falling which the penalty will be imposed accordingly.

With these directions and observations, this matter is disposed of.

Sd/-

Nupur Banerjee
Member