

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Mr. Naveen Verma, Chairman

Case No. CC/134/20201

Renu Kumar.....Complainants

Vs

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

Project: I.O.B Nagar, Main Phase

05/08/2022

Order

This matter was last listed on 19-05-2022

The case of the complainant is that she booked a flat in the project I.O.B Main Phase, and paid a sum of Rs.16,01,000. The agreement for sale was executed on 19.06.2013. As the respondent has not handed over the possession till date, the complainant has filed the present case seeking relief for refund of the principal amount paid along with 18 % compound interest.

The complainant has placed on record copy of Memorandum of Understanding dated 19.06.2019, and money receipts issued by the respondent company against payment of Rs.16,01,000.

On the last date of hearing the learned counsel for the complainant submitted that he will file written submission after evaluating the offer given by the respondent and further requested for possession. The representative of the respondent submitted that they will handover the flat within 12 months.

The complainant has communicated to RERA through e-mail that he is ready to take possession of flat bearing no. 401 B if the

same is made available in finished condition and to amend the prayer in the complaint petition to that extent.

No reply has been filed by the respondent in compliance with the last direction of the Bench.

The Bench notes the submission of the complainant and directs the respondent company and its Directors to execute the agreement for sale for the flat number 401B and hand over the completed apartment within twelve months of this order. If the promoter fails to do so, penalty at the rate of Rs 1000/- (Rupees one thousand) for every day of delay would be payable by them.

With these observations and directions the matter is disposed of.

Sd/-
Naveen Verma
(Chairman)