

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

**Case Nos. RERA/CC/1635/2020**

**Vibha Rai**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: - IOB Nagar, Block A to F**

**ORDER**

**17.05.2022**

The matter was last heard on 12.05.2022

The case of the complainant that she had booked a flat bearing no 406 on 4<sup>th</sup> floor in Block F having super built up area measuring 1626 sq. ft. and one reserved car parking space and paid total consideration amount Rs.18,00,000. She further submitted that after payment of total consideration amount the respondent has handed over the possession letter on 22.06.2014 under his signature. She was assured that the flat would be registered soon but till date the registration of the flat was not executed by the respondent. Hence, the complainant has filed this case to issue a direction to respondent to execute the sale deed in favour of complainant.

The complainant has placed on record a copy of legal notice dated 10.08.2020, copy of reminder to the legal notice dated 23.09.2020, copy of electricity bill in the name of Mukesh Rai, copy of money receipts of Rs.17,94,449, copy of possession letter dated 22.06.2014 and copy of agreement for sale dated 14.03.2012.

Perused the record, the Bench notes that the respondent has not filed any reply. The representative of the respondent submitted that orders may be passed in the matter.

On last date of hearing the learned counsel for the complainant reiterated that registration of the flat is still pending .

Having heard the submissions of both the parties, the Bench directs that a letter may be sent to the Sub-Registrar, Danapur to execute the deed of conveyance, and to that extent the general ban on registration is relaxed.

The Bench hereby directs the respondent company and their Directors to register the flat in the favour of the complainant before the Sub- Registrar within 15 days and in case of default, they would be liable to pay Rs.1,000/- for each day of default.

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

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