REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR
Before the Single Bench of Mr. Naveen Verma, Chairman
Case No: RERA/CC/1192/2020

Sharda Nand Jha   ...Complainant

Vs.

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

Project: Agrani Milky

23.08.2022   **O R D E R**

This matter was last heard on 29.06.2022

In this matter the allottee had booked a flat bearing no: 104 in the project Agrani Milky for a total consideration of Rs. 25,79,554/- on 15.10.15. He had paid Rs. 20,67,780/- . An Agreement for Sale was executed wherein it was mentioned that the said flat would be completed up to December 2016. However, the promoter did not hand over possession of the flat. Hence, the complaint has been filed for possession of the flat.

The allottee has placed on record copy of agreement for sale dated 15.10.2015 and money receipt dated 26.12.2015 for Rs.7,00,000, money receipt dated 15.04.16 of Rs.5,00,000, money receipt dated 14.04.2019 for Rs.1,00,000 duly issued by the respondent company against payment.

The respondent has filed their reply and stating therein that the respondent is ready to give physical possession to the complainant of Block B and Block C within 30 days and Block A of the aforesaid project is almost 90% completed. Further, the promoter will hand over the physical possession on the condition that the allottees pay their remaining due amount.

On the last date of hearing, the complainant reiterated his request for possession of the flat.

The Bench notes that a joint petition has been filed by the both the parties stating to lift the ban on the execution of registration deed.

In light of the joint petition the Authority directs that a communication may be sent to the Sub-Registrar to execute the registered deed in favour of the complainant and to that extent the ban on registration would be relaxed. The Authority directs the respondent to execute the registered deed in favour of the complainant within 2 weeks.

With these observations the matter is disposed of.

Sd/-
Naveen Verma
(Chairman)