

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Mr. Naveen Verma, Hon'ble Chairman

RERA/CC/155/2021

Reena DeviComplainant

Vs.

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

PROJECT : "I.O.B Nagar"

ORDER

05.08.2022

This matter was last heard on 10.06.2022.

The case of the complainant is that she booked a 3 BHK flat in the project I.O.B Nagar, against which she paid Rs.16,00,000 /-. The respondent promised to hand over the flat, but respondent failed to do so. Considering the prolonged delay in handing over the possession of the flat, the complainant has filed the present case praying for a refund of the amount paid along with 18 % compound interest.

The complainant has placed on record a Memorandum of understanding executed between the parties dated 05.10.2017, and money receipts issued by the respondent company against payment.

Perused the records. No reply has been filed by the respondent.

During the course of the hearing the representative of the respondent submitted that he proposed an alternate offer to the complainant in PG Town third floor and the complainant is interested in the same. However, despite the direction of the Bench neither of the parties has filed their written submission stating there the offer and the response with their signature within 2 weeks.

The Bench observes that as the allottee has agreed to take an alternative flat in lieu of the booking made by her, the promoter may give her a firm offer and execute a revised agreement of sale

of flat with her.

Having heard the submissions of both the parties the Bench hereby directs the respondent company and its Directors to execute a registered agreement for sale for the flat as mutually decided between them and the complainant and hand over the possession of the completed apartment as per the agreed schedule.

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

Sd/-
Naveen Verma
(Chairman)