

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Mr. Naveen Verma, Chairman

Case No.CC/292/2021

Pragya Deshmukh..... Complainant

Vs

M/s Agrani Homes Real Marketing Pvt. Ltd Respondent

Project: Agrani Prakriti Vihar

22/06/2022

Order

This matter was last heard on 20-05-2022.

The case of the complainant is that she booked four plots in the project, Agrani Prakriti Vihar for a consideration of Rs.12,10,000 each and paid a sum of Rs.27,31,000 between 2017-2020. Memorandum of understanding was executed between the parties. The complainant has filed the present case seeking possession of plot.

The complainant has placed on record copy of M.O.U and money receipts issued by the respondent company against payment of Rs.27,31,000.

On the last date of hearing the complainant submitted that she along with other complainant booked a total of 7 plots. She further submitted that she and the other complainants are ready for registration of 5 plots . She further submitted that all the complainants want that the amount paid for all the 7 flats to be adjusted against the payment of total consideration for 5 plots and registration of other 2 flats be made after payment of remaining consideration amount.

Although the representative of the respondent requested time to file reply, it has not been filed as yet. The Bench construes that the

contention of the complainant is admitted.

The Bench takes note of the submission that the complainant is willing to take possession of the plot. The respondent has not refuted that the consideration amount of two plots have been received as the complainant has paid more than Rs 24 lakhs, which is the total consideration amount for two plots.

Hence the Bench hereby directs the respondent company and its Directors to give the letter of possession in respect of two plots , demarcate the two plots and handover the possession of these two plots to the complainant within sixty days of issue of this order. The promoter is also directed to execute the deed of conveyance in favor of the allottee at the earliest. The allottee may request for possession of the remaining two plots after paying the balance consideration amount.

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

Sd/-
Naveen Verma
(Chairman)