

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Telephone Bhavan, Patel Nagar, Patna-800023.

Before the Bench of Mrs. Nupur Banerjee, Member

Case No. CC/721/2019

Varsha Jain.....Complainant

Vs

M/s Jiwansagar Reality Pvt. Ltd.....Respondent

Project: Garden Heights

ORDER

30/06/2022

The matter was last heard on 23-05-2022.

The case of the complainant is that the complainant had booked a flat bearing flat no. 6A, in block-03, in the project Garden Heights of respondent company and accordingly Agreement has been executed. Complainant further submitted that for the making the payment of balance sale consideration amount of the said booked flat, she approached HDFC Bank for home loan and during the loan process, she was charged Rs.20000 as processing fee but HDFC Bank denied to provide the loan since the project is not under Municipality, thereafter, she approached State Bank of India, where during the loan process some papers were demanded by the legal department of the bank concern. She further submitted that she approached the staff of respondent company and asked to provide the papers but they had not provided the same, so the loan hasn't been sanctioned. She further stated that she had paid Rs.300000 and was ready to pay the balance sale consideration amount but the respondent company's staff didn't accept the payment. Therefore, he filed present case to direct the company to provide the relevant papers needed by the bank for the sanctioning of the home loan.

The complainant has placed on record Agreement for Sale dated 30-12-2017. Further, the complainant has placed on record money receipts of Rs.3 lakh, duly acknowledged by the respondent.

Perused the record. No reply has been filed by the respondent and despite notices issued to respondent, respondent has not appeared.

In the light of submissions made and considering the documents placed, the Bench hereby directs the respondent to cooperate the complainant in providing documents so that complainant can avail loan and pay the amount to respondent in respect to payment schedule as per the Agreement for Sale dated 30-12-2017.

With this direction, the matter is disposed of.

Sd/-

Nupur Banerjee
Member