

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Single Bench of Mr. Naveen Verma, Chairman**

**Case No. CC/932/2020**

**Amit Kumar .....Complainants**

**Vs**

**M/s Agrani Homes Real Marketing Pvt. Ltd..... Respondents**

**Project: Agrani SBI Nagar**

**21/06/2022**

**Order**

This matter was last heard on 19-05-2022

The case of the complainant is that he booked a flat in the project Agrani SBI Nagar and paid a sum of Rs.4,50,000. The Memorandum of understanding was executed in 2015 between the parties. The complainant has filed the present case seeking relief for refund of paid amount along with 18% interest and compensation for mental harassment.

The complainant has placed on record a copy of M.O.U dated 10.10.2015, Application form, and money receipts issued by the respondent company against payment of Rs. 4,50,000.

Perused the records. No reply has been filed by the respondent. However legal representative for the respondent was present on the last date of hearing and has not refuted the claim of the complainant.

On the last date of hearing, the complainant submitted that he is interested in the alternative offer proposed by the respondent and has also visited the same.

The Bench observes that as the allottee has agreed to take an alternative plot in lieu of the booking made by him, the promoter may give him a firm offer and execute a registered agreement of exchange of plot with him.

Having heard the submissions of both the parties the Bench hereby directs the respondent company and its Directors to execute registered deed for the plot in favor of the complainant and handover the possession within sixty days of issue of this order.

The complainant is at liberty to approach the Adjudicating officer under relevant sections of the Act for other claim, which are in the nature of compensation from the respondent company.

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

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