

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Mr. Naveen Verma, Chairman

Case No. CC/933/2020

Rahul Kumar Gupta.....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 complainant had booked a flat in the project Agrani SBI Nagar and paid a sum of Rs.6,50,000. A Memorandum of Understanding was executed on 10.10.2015 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 harrassment.

The complainant has placed on record a copy of M.O.U dated 10.10.2015, and money receipts issued by the respondent company against payment of Rs. 6,50,000.

Perused the records. No reply has been filed by the respondent. However a 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 had also visited the site.

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 claims, 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)