

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR
Before the Single Bench of Mrs. Nupur Banerjee, Member

Case No: RERA/CC/1091/2021

Alok Kumar Sinha

...Complainant

Vs.

M/s Agrani Homes Pvt. Ltd.

...Respondent

Project: Agrani Glaxy, Blok-A

02/02/2023

ORDER

This matter was last heard on 11.10.2022 and was fixed for orders on 28.11.2022. However, due to pre- occupation of the Bench in other matter, order could not be pronounced on the date fixed.

In this matter, the complainant booked a flat bearing flat no. 402 in the project **Agrani Glaxy, Block-A** and had paid the total consideration of Rs.25 lakh to the respondent in the year 2012, in lieu of booked flat. He stated that he has done some interior work to make the flat liveable for which he has spent Rs. 1,24,000/-. The complainant has stated that he has paid the consideration amount by taking bank loan. He prays for possession and compensation along with Rs. 1,24,000/- for interior work.

The complainant has placed on record the copy of MOU dated 15.06.2012, account statement of payment made and disability certificate of his child.

Perused the record. No reply has been filed by the respondent. However, Legal representative of the respondent company appears before the Bench on 30-08-2022 and prays to file reply but it appears from the record that till date the same has not been filed and after that no one appeared on the behalf of respondent, despites opportunity given. Hence, order is being pronounced on the basis of documents available on record.

On the last date of hearing the complainant reiterated his prayer for possession of the flat.

The Bench notes that the project Agrani Glaxy, Block-A is registered with Authority as completed.

After considering the documents filed and submission made, the Bench hereby directs the respondent company and its Directors to issue possession letter to complainant regarding handing over the possession of the above said flat of the complainant within 10 days and the complainant is further directed to pay the remaining consideration amount if any due in respect to the above said booked flat after the issuance of possession letter and accordingly after

receiving the due amount, respondent will hand over the possession and execute the deed of sale in favour of complainant.

The Bench further directs respondent to ensure that above said direction must be complied within 60 days, failing which a cost of Rs.2000/- would be imposed upon respondent for each day of delay.

The complainant is at liberty to file a case before the Adjudicating Officer as per provisions of the Act for compensation.

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

Sd/-
Nupur Banerjee
(Member)