

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Hearing before the Bench of Hon'ble Chairman, Mr. Naveen Verma

Case No:- RERA/CC/1388/2020 RERA/AO/410/2020

and other analogous cases

Manoj Kumar Singh and othersComplainant

Vs

M/s Agrani Homes Pvt. Ltd.....Respondent

02.08.2022

O R D E R

These matters have been mentioned by the learned counsel for the complainants.

Learned counsel Mr. Kishore Kunal has filed a petition on behalf of the complainants of the project IOC Nagar Shivala. He submits that in all these matters, orders have already been passed permitting the complainants to take alternate plot in village-Parmanandpur and seeks necessary direction from this Bench that a direction may be given so that Sale Deed may be executed.

The learned counsel for the respondent Mr. Sumit Kumar along with authorised representative for the respondent Mr. Satwik Singh are present. In support of the submission of the learned counsel for the complainants, they have countersigned the application submitted by the learned counsel for the complainants and produced before this Bench.

The Bench recalls that the Authority has already taken a decision to send communication to the District Sub Registrar to execute the Conveyance Deed in respect of land at Parmanandpur as a special case since these deeds are being executed in lieu of the refund claimed by the complainants from the same respondent. A communication be also sent to the District Registrar, Chapra with a copy to the Sub-Registrar, Sonapur stating therein the present

circumstances and in light of the said direction, necessary instruction may be issued. The respondent is also directed to execute the conveyance deed within 3 months.

Perused the record. The Bench observes that as the orders in the mentioned cases were passed by the Adjudicating Officer, the matters must be mentioned before the Adjudicating officer for execution of the orders. The Bench notes that the learned counsel for the complainants and respondent ought to have disclosed this fact while making their oral submissions that the case has been decided by the Court of Adjudicating Officer.

Hence, all the cases are hereby transferred to the Court of Adjudicating Officer for taking necessary action in these cases.

Sd/-

Naveen Verma
Chairman