

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Hon'ble

Member Mr. S.D. Jha, RERA, Bihar,

RERA/CC/640/2019

RERA/AO/165/2019

Mr. Charanjit Arora Complainant

Vs.

M/s Sri Anu Anand Construction Pvt. Ltd. Respondent

For the complainant: Mr. Mohammad Isha, Advocate

For the Respondent: Mr. Rakesh Roshan Singh, Advocate

Project: MOHINDRA VILLA

ORDER

28.2.2023 Hearing taken up. Mr. Mohammad Isha, Advocate, appears for the complainant. Mr. Rakesh Roshan Singh, Advocate, appears for the respondent.

Learned counsel for the complainant, the landowner, submits that the complainant entered into a development agreement on 7.8.2010 with the respondent-company for getting developed a multistory project over his land. As per agreement, the complainant was to be handed over 1600 sqft constructed area, against which he was handed over one flat bearing no.203 of 1000 sqft along with car parking and another flat of 600 sqft is to be handed over along with possession letter and the flat which has been handed over not in habitable condition because that does not have facility of water, electricity etc. He has also referred the affidavit dated 31.12.2020 filed by the respondent and has submitted that as per paragraph -1 of the affidavit the respondent is ready to handover another flat or even ready to reimburse the amount of another flat. Today, he reiterates his claim for handing over possession of another flat and providing facilities such as water, electricity etc., in flat no.203.

Learned counsel for the respondent has filed a letter of the respondent – company, wherein it is stated that the Managing Director of the Company is out of station and he is coming back today in the evening. The respondent is ready to handover flat and the respondent is further ready to discuss on other issues, if any, with the complainant outside the court to arrive at amicable solution.

Learned counsel for the respondent submits that possession of the flat of 600 sqft along with possession letter would be handed over to the complainant by 15th March, 2023, to which learned counsel for the complainant agrees. He also submits that the respondent is also ready to resolve other issues, if any, amicably outside the court.

Perused the record. Having heard learned counsel for the parties and going through the record including the letter dated 28.2.2023 of the respondent , which is kept on the record, the Authority directs the respondent - company to handover possession of another flat of 600 sqft along with possession letter to the respondent by 15th March, 2023. The respondent is also directed to redress the grievance of the complainant regarding facilities in flat no.203 by that time also.

With the aforesaid observation and directions this case is disposed of.

Sd/-
S.D. Jha
Member