

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Hon'ble  
Member Mr. S.D. Jha, RERA, Bihar,**

RERA/CC/641/2019

RERA/AO/166/2019

Mr. Baldeo 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, landowner, submits that the complainant entered into a development agreement on 29.7.2010 for developing a multistory project over his land. As per agreement, the complainant has been handed over flat bearing no.104 along with key and car parking, but the flat is found to be not in habitable condition because it does not have facilities of water, electricity etc. He further submits that the respondent has also not handed over the possession letter of that flat. He reiterates the claim for handing over possession letter and providing facilities such as electricity, water etc.

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 possession letter of the 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 the possession letter of flat no.104 would be handed over to the complainant by 15<sup>th</sup> March, 2023, to which learned counsel for the complainant agrees.

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 letter of flat no.104 to the complainant by 15<sup>th</sup> March, 2023. The respondent is also directed to redress

the grievance of the complainant as regards water and electricity facilities in flat no.104 by that time also.

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

Sd/-  
**S.D. Jha**  
**Member**