

REAL ESTATE REGULATORY AUTHORITY, BIHAR,

Before the Bench of Mr. Ved Prakash,
Special Presiding Officer

RERA/CC/337/2021

Mr. Sanjay Kumar Complainant

Vs.

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

PROJECT: AGRANI PRAKRITI VIHAR

For the Complainant: In person

For the Respondent :Mr. Alok Kumar, Director,

13.11.2025

ORDER

The complainant is physically present but Mr. Alok Kumar, Director of the respondent – company, appears through video conferencing.

2. The complainant submits that vide KYC (Sl. No. 836) dated 17.02.2016 he booked Plot no.827 having area of 1500 sq. ft in the project “Agrani Prakriti Vihar” situated at Mouza – Parmanandpur, P.S. Sonapur, District – Saran, on consideration amount of Rs.6,00,000/-. The said consideration amount was paid by him and the respondent - company issued money receipts which are kept on record. He further submits that possession of the plot was to be delivered within the specified time but the respondent failed in honouring the commitment. Hence, he had filed this complaint for a direction to the respondent – promoter to deliver possession of the plot with all amenities and execute sale deed in his favour and if the respondent fails in delivering possession of the plot and execution of sale deed within the specified time then direct the respondent to refund the entire amount along with interest but by filing rectification petition dated 09.05.2024 the prayer was amended and restricted to delivery of possession of the plot only and the said rectification petition was allowed vide proceeding dated 14.08.2025.

3. The Director of the respondent in the proceeding/order dated 25.09.2025 appeared through video conferencing and submitted that he is ready to deliver possession of the plot and execute sale deed in favour of the complainant at the earliest.

4. Taking into consideration the fact that the Director of the respondent - company is willing to deliver possession of the plot and execute sale deed in favour of the complainant, the Bench directs the respondent – company and its Director Mr. Alok Kumar to deliver possession of the Plot no.827 having area of 1500 sq. ft in the project “Agrani Prakriti Vihar” with all amenities and execute sale deed in favour of the complainant after completing all legal formalities.

With the aforesaid directions, this case is disposed of.

Sd/-

(Ved Prakash)

Special Presiding Officer,RERA, Bihar.