

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**  
**Telephone Bhavan, Patel Nagar, Patna-800013.**  
**Before the Single Bench of Mr Naveen Verma, Hon'ble Chairman**

**Case No. CC/542/2019**

Rakesh Kumar Sinha .....Complainant

Vs

M/s Brahm Engineers & Developers Pvt Ltd.....Respondent

Project: Sri Janaki Bhawan

**ORDER**

**7-2-2022** The matter was last heard on 21-1-2022.

The complainant booked flat no. 201 having 1150 sq ft; and an agreement for sale was executed on 31-01-2015 for a total consideration of Rs. 30 lakhs. The complainant submits that he paid Rs. 20 lakhs by cash on different dates which is also mentioned in the agreement and she also availed home loan from the Bank of India and paid Rs. 7,00,000/- (Seven lacs) on 03-07-2015 and has thus paid Rs. 27 lakhs in total to the respondent company. The complainant has stated that as per the development agreement executed between the landowner and the respondent company, the latter was required to complete the apartment within 3 (three) years and that they had assured to complete the project on time. The complainant has alleged that he contacted the respondent company several times to enquire about the progress of the project, but since no response was received, the complaint has been filed praying for permission to construct the flat at his own expenditure. The complainant has also prayed for issuing directions to the respondent company to reimburse the expenses incurred in such construction and payment of interest 18% per annum from 03-07-2015.

The complainant has placed on record copy of agreement for sale dated 31-01-2015, letter by Bank of India regarding sanctioning of loan amount of Rs. 9.75 lakhs, statement of account of State Bank of India.

No reply has been filed by the respondent company. However, the Director of the respondent company along with the learned counsel was present during all the hearings and has admitted that the company has taken the amount from the complainant and has not been able to complete the project. On the last date of hearing, the MD of the respondent company Mr. Jagmohan Gautam had assured that the remaining work would be completed in 6 months.

The Bench was informed that the respondent company had earlier given an assurance that the entire project would be completed in all aspect by the end of November, 2021.

The Bench notes that the application for registration of the project has been rejected by the Authority in September 2021 for want of requisite documents. The Bench was informed that the respondent is unable to register the flats in favour of the allottees without the project being registered with the Authority Therefore the respondent company is directed to apply again for the registration of the project Janki Bhawan with all the requisite documents within 15(fifteen) days so that the matter of registration can be reconsidered as the project is expected to be completed by 31<sup>st</sup> August 2022 .

During the course of hearing, the complainant informed the Bench that he has completed some work the flat at his own cost and now wants reimbursement of the expenses incurred. The respondent company had stated that they would first complete the project and then settle the issue of reimbursement of expenditure.

The respondent company is directed to settle the issue of reimbursement of expenses incurred on items of work as per the agreed specifications. The complainant would share the details of the work undertaken by him along with the invoices with the respondent company which would then verify these on the basis of their estimates and expected expenditure and adjust the amount against the dues to be paid by the complainant.

The complainant is directed to pay the remaining dues to the respondent company in terms of his obligations under section 19(6) of the Act so that the building can be completed.

Both parties would comply with these directions within sixty days of passing of this order.

The Bench directs the respondent company to complete the project and deliver possession with full amenities by 31<sup>st</sup> August, 2022. If they fail to do so, a fine of Rs. 10,000/- for each day of delay would be imposed.

The complainant is at liberty to press her claim for compensation before the Adjudicating Officer.

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

Sd/-  
**Naveen Verma**  
**Chairman**