

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Double Bench of Mr. Naveen Verma, Chairman,
& Mrs. Nupur Banerjee, Member**

Case No. CC/1099/2020; CC/1616/2020

Rajiv Kumar Sinha/ Sandhya Kumari.....Complainants

Vs

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

Project: IOB Nagar Block E

**Present: For Complainants: Adv. Amit Kumar (CC/1099/2020)
For Respondent: Adv. Sumit Kumar
Mr. Satwik Singh, Legal Representative**

24/02/2022

ORDER

Hearing taken up. Adv. Amit Kumar is appearing on behalf of CC/1099/2020. Adv. Sumit Kumar is appearing on behalf of the respondent along with Mr. Satwik Singh, Legal Representative of the respondent company is also present.

In CC/1099/2020, Adv. Amit Kumar submits that his client booked flat no. 207 in Block E of IOB Nagar Main Phase. He further submits that the progress in work is very slow even after 11 years the respondent has failed to handover the possession of the said flat. He further submits that the complainant has paid Rs. 22,36,000/- and Rs. 2,00,000/- is remaining.

The legal representative of RERA submits that Block E is almost completed except for some fittings, outer painting and finishing work is still pending. He further submits that the respondent will hand over the possession within a period of 4 months. He further submits that the work is in progress and further prays for directing the complainants to pay the remaining amount.

In CC/1616/2020, the complainant is again absent. The respondent reiterates its earlier submissions.

The Bench directs the complainants to pay the remaining amount and fulfil their obligations under the Real Estate (Regulation and Development) Act, 2016. The Bench takes note of the submission of the respondent and directs then to complete the work within 4 months i.e. by 24.06.2022, and that failure to do so would entail a penalty of Rs. 1,000/- will be levied for every day of delay.

Bench further directs the respondent to file affidavit that the project will be completed by 24.06.2022 and possessions will be handed over and serve the copy of the same to the complainant.

The complainant may approach the Adjudicating Officer for their claim for compensation.

With these dircetions, the aforesaid cases are disposed of.

Sd/-

Nupur Banerjee
Member

Sd/-

Naveen Verma
Chairman