

# **REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**Case No. RERA/CC/168/2018**

**Ajay Krishna .....Complainant**

**Vs**

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

**Project: IOB Nagar, Block J**

**Present: For Complainant: None  
For Respondent: Mr. Satwik Singh, L.R.**

**04/08/2022**

## **ORDER**

Hearing taken up. The complainant is absent. Mr. Satwik Singh, representative appears on behalf of the respondent.

The representative of the respondent submits that the complainant has paid some installments and around 90% of the total dues have been paid by him. On the status of the project, he submits that fittings of door, window and plumbing work is pending, which will be completed within 30 days. He also submits that they have not been able to complete the project within the deadline of 31.07.2022 because some allottees have not paid the consideration amount as is required to be paid.

The Authority observes that if this issue was ,indeed, coming in the way of fulfilling the commitment of completing the work in J Block by 31.07.2022, the promoter should have come to the Authority well in advance so that suitable orders could have been passed. Since they have not done so and the deadline of 31.07.2022 has passed, we have no option but to insist that a penalty of Rs.10,000/- per day may be paid by the promoter.

The representative of the respondent also submits that there is no issue regarding the disbursement of the loan by the Bank.

Under these circumstances, the Authority directs the respondent to complete the remaining work in the project within 30 days and execute the Deed of Conveyance after taking remaining amount of consideration within 60 days from the date of the order.

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

Sd/-

**Nupur Banerjee  
Member**

Sd/-

**Naveen Verma  
Chairman**