

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Case No. RERA/CC/171/2018

Sanjay Kumar GuptaComplainant

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 only 70% of the consideration amount. He further submits that since all the allottees have not made payment as per the payment schedule provided in the agreement for sale, they have not been able to complete the project J Block by 31.07.2022 as per previous commitment before the Authority. On the status of the project he submits that fittings of door, window and plumbing work are 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.

The Authority observes that the flat can be completed only when the allottee pays the consideration amount as per the agreed schedule. The complainant is directed to pay the remaining amount upto 90% of the consideration amount. After receiving the payment, the promoter would complete the flat within 30 days and execute the Deed of Conveyance within 60 days.

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

Sd/-

Nupur Banerjee
Member

Sd/-

Naveen Verma
Chairman