

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before Single Bench of Mrs. Nupur Banerjee, Member**

**Case No. :- RERA/CC/998/2021**

**Pramod Kumar Verma .....Complainant**

**Vs**

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

**Project: I.O.B Nagar, Block :I**

**07.06.2022**

**Order**

This matter was last heard before Bench on 23.05.2022.

The case of the complainant is that the complainant had booked flat no. 106 in Block "I" in the project I.O.B Nagar Main Phase on 30.10.2012 and as per the complaint filed, he has paid almost 90% of the total consideration. The complainant has made payment of Rs. 97,003 vide cheque no. 827679 for which money receipt no. 1293 dated 12.04.2013 was issued, Rs.4,78,810 vide cheque no. 827682 for which money receipt no. 1292 dated 12.04.2013 was issued, Rs.2,04,000 vide cheque no. 329035 for which money receipt no. 175 dated 27.01.2014 was issued, Rs.2,20,509 vide D.D no. 144125 for which money receipt no. 1165 dated 17.10.2015 was issued, Rs.2,27,323 vide cheque no. 827696 for which money receipt no. 1799 dated 02.04.2016 was issued, Rs.2,60,000 vide cheque no. 827703 for which money receipt no. 5104 dated 03.11.2016 was issued, Rs.3,00,000 vide cheque no. 287910 for which money receipt no. 342 dated 25.11.2018 was issued, but due to delay in completion and handing over of project, the complainant has filed the case seeking relief for immediate completion and handing over of the flat.

The complainant has placed on record money receipts 1293 dated 12.04.2013, 1292 dated 12.04.2013, 175 dated 27.01.2014, 1165 dated 17.10.2015, 1799 dated 02.04.2016, 5104 dated 03.11.2016, 342 dated 25.11.2018.

The respondent has neither filed any written reply nor has appeared during the course of hearings.

During the last hearing on 23-05-2022, the complainant has submitted that he wants the possession of flat.

In the light of submissions made and documents placed and considering the earlier order passed in the IOB Nagar I block project, the Bench directs the allottee to make the balance payment of the consideration amount to the promoter who would then complete the flat and hand over possession.

Considering the reliance upon the earlier order passed in other various cases in respect to IOB Nagar I block project, the Bench hereby directs the respondent company and their Director to hand over the possession of flat to complainant within 6 months and in case of default, they would be liable to pay RS.10,000/- for each day of default and to file certified ledger account as of 1<sup>st</sup> November,2021 pertaining to 'I' block and also inform the registration wing of the same and on the submissions of same, the Registration Wing will notify the new account on the website accordingly IG Registration may inform District Sub Registrar.

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

Sd/-  
**Nupur Banerjee**  
( **Member** )