

## **REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Full Bench of Hon'ble Chairman, Mr. Vivek Kumar Singh &  
Hon'ble Members Mrs. Nupur Banerjee & Mr. S.D. Jha, RERA Bihar,**

RERA/Exe.Case/334/2022

RERA/CC/1251/2020

Vijay Krishna Pathak..... Complainant

Vs.

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

For the complainant: In person

For the Respondent: None

**Project:—AGRANI KAILASH "BLOCK-B"**

### **ORDER**

**31.07.2024** Hearing taken up. The complainant appears in person through virtual mode. The respondent is absent.

The complainant submits that as per order dated 24.02.2024 he was directed to pay the remaining amount as per schedule of construction and, accordingly, he paid more than what was required to be paid but the respondent – promoter has failed in completing the project on time. He further submits that in the proceeding dated 1.7.2024 it has been wrongly mentioned that remaining amount of Rs.14,00,000/- should be deposited by the complainant, whereas the order dated 24.02.2024 clearly specifies that remaining amount should be paid by the complainant as per schedule of construction. He also submits that he wants immediate completion of the project and handing over possession of his flat as he is a senior citizen and wants possession of the flat at the earliest. By referring Section 8 of the RERA Act, 2016, he submits that since the project is incomplete and there is no possibility that same be developed by the promoter, the Authority may refer this matter to the

appropriate Government for carrying out the remaining development work through a government department.

Heard the Complainant at Length. The Authority observes that this matter pertains to the execution of order dated 24.02.2024 and the status of project is in complete as on date. Under such circumstances, considering the submissions of complainant and taking into Account that previously the Authority in RERA/CC/628/2021 referred the matter to government for consultation as provided under section 8 of the RERA Act, 2016, refer this matter also to the government under section 8 of the RERA Act, 2016 to take appropriate decision for carrying out the remaining development work to complete the above referred project.

**With the aforesaid observations, this case is disposed of.**

**Sd/-  
S.D. Jha  
Member**

**Sd/-  
Nupur Banerjee  
Member**

**Sd/-  
Vivek Kumar Singh  
Chairman**