

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**  
**Before the Single Bench of Mrs. Nupur Banerjee, Member**

**Case No: RERA/CC/1156/2021**

**Rajiv Kumar**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: IOB Nagar, Block-O**

**02/02/2023**

**ORDER**

This matter was last heard on 18.10.2022 and was fixed for orders on 17.11.2022. However, due to pre- occupation of the Bench in other matter, order could not be pronounced on the date fixed.

In this matter, the complainant booked a flat in the respondent project “**IOB Nagar, Block-O**” in October, 2016 and in lieu of said booking, complainant had paid Rs.15 lakh under onetime payment scheme. Since, till date the development of project not started, the complainant has filed the complaint case seeking possession of the flat and rent for delay as compensation.

Perused the record. No reply has been filed by the respondent. However, Legal representative of the respondent company appeared before the Bench on 31-08-2022 and submitted that they will provide alternative flat to complainant on the same consideration amount.

On the last date of hearing the complainant reiterated his prayer for possession.

In the light of submissions of the parties, documents filed and taking into consideration the submission of the Legal representative of the respondent company during the hearing on 31-08-2022 regarding providing alternate flat to complainant on the same consideration amount and agreed upon the same by the complainant to provide move on flat, the Bench hereby directs the respondent company and its Directors to provide the alternative flat to complainant and hand over possession of the same at earliest within sixty days of issue of this order.

The complainant is at liberty to press the claim for rent for delay as compensation before the A.O. as per the provisions of the Act.

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

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