

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR
Before the Double Bench of Mr. Naveen Verma, Chairman &

Mrs. Nupur Banerjee, Member

Case No: RERA/CC/1160/2020

Sumant Kumar Lal Karna

...Complainant

Vs.

M/s Agrani Homes Pvt. Ltd.

...Respondent

Project: IOB Nagar (Block – I)

06.01.2022

14.01.2022

ORDER

This matter was last heard along with the batch of cases before the double bench on 02.12.2021.

The fact of the case is that the complainant had booked a flat bearing no. 303 on 3rd floor of the project IOB Nagar, Main Phase, Block- I by making total payment of Rs.19,00,389/- (Nineteen Lakh Three Hundred and Eighty Nine Rupees) out of total consideration amount of the flat Rs.20,48,000/-. An agreement dated 04.03.2013 was entered into between the complainant and the respondent company and as per the agreement the flat was to be completed by December, 2014. Since there was no development/construction of the project, complainant has prayed for refund of booking amount along with interest.

The complainant has placed on record a copy of registered deed of agreement for sale dated 04.03.2013 and a ledger record, showing that total received amount by the respondent company from the complainant is Rs.19,00,839/-.

Perused the records of the case. The respondent has not filed any written reply.

During the last hearing dated 02.12.2021 complainant has orally submitted that he wanted possession instead of refund. The Bench directed the complainant to file an affidavit within two weeks amending the relief sought in his complaint petition from refund to possession.

The Bench notes that the complainant has filed an affidavit dated 29.12.2021 in which he expressed to amend his earlier prayer made in his complaint before the Authority from refund to possession of the flat.

On the last date of hearing dated 02.12.2021 learned counsel Mr. Rakesh Kumar, representing association supported the contention of Mr. Alok Kumar, M.D of the respondent company in his affidavit of 25-11-2021.

The MD further submitted that they had changed the bank account and had opened new account in ICICI Bank, Boring Road branch in Nov, 2021. The Bench noted that as no one opposed the submissions the respondent was directed to file an application as prescribed with bank statement so that outstanding balance should be transferred to new account before the Registration Wing informing that they have

separated the account detail of 'I' block as per the direction of full bench.

Further, the Bench directed the respondent to file certified ledger account as of 01st 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. The Bench also directed the respondent to hand over the possession of flat to complainants within 6 months and in case of default, they would be liable to pay Rs.10,000/- for each day of default.

On the plea of relaxing restriction on the sale of unsold flats, the Bench observed that its direction to Mr. Alok Kumar, MD of the respondent company to file specific affidavit with the submissions regarding list of unsold flats and also the flats in respect of which registration is pending; a bar chart explaining how construction will be completed within 6 months; and a complete list of sold and unsold flats within 2 weeks have not been complied with by the respondent company. Therefore a token penalty of Rs 25,000 (Twenty Five Thousand Only) is imposed upon the respondent company for violating the directions of the Bench to be paid within a week of issuance of the order.

Having heard the submissions of both the parties the bench hereby directs the allottee would make the balance payment of the consideration amount to the promoter who would then complete the flat and hand over possession to the complainant. The Bench reiterates its previous direction to 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.

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

Sd/-

Nupur Banerjee
(Member)

Sd/-

Naveen Verma
(Chairman)