

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**

**Before the Full Bench of Mr. Naveen Verma, Chairman, Mr.  
R.B. Sinha, Member and Mrs. Nupur Banerjee, Member**

**Case No.CC/187/ 2018.**

**Mithilesh Kumar..... Complainant**

**Vs.**

**Agrani Homes Pvt. Ltd. .... Respondent**

**Project: IOB Nagar, Sarari (J- Block)**

16.9.2021:

**ORDER**

The batch cases of the project of IOB Nagar related to Block J have been taken up on a number of occasions, the last being on 2.9.2021. The MD of the respondent company and the association of allottees had agreed to complete the remaining construction in J Block which has been recorded in the order sheet.

The case of the complainant is that he had paid Rs.17.55 Lacs in 2013 against the total consideration amount of Rs.24,80,861/-.

He has requested for possession of the allotted apartment no.303. He has also stated that as per the registered agreement the possession of the flat was to be handed over by December, 2015. He has also stated that in case compensation for rent and interest paid by him in the intervening period of delay is given to him, he would be willing to pay the remaining amount. The

complainant has filed copy of the receipts and registered agreement to sale.

There is a reply of the respondent company on record dated 23.8.2019 wherein it has been stated that the delay was cause of non-availability of raw materials; non-payment of dues to be paid by the financial institutions.

The Authority takes note of the joint submissions made before it by both the parties regarding the efforts being made to complete the construction of the project by the association of allottees and the promoter which was mentioned on the last date of hearing.

The allottee is directed to arrange financial resources for the payment of installments so that construction of the project does not suffer. In so far as the claims for reimbursement of interest paid to banks and rent paid for the house they were forced to take on rent during the period of delay, that would come under the category of compensation for which the complainant may move before the Adjudicating Officer.

The Authority observes that a separate Bank account for J-Block would be opened and operated jointly by the association of allottees and the promoter. The complainant may pay the remaining dues in this Bank account as and when demand is raised by the association of allottees.

With these directions the matter is disposed of.

**Sd/-**

**Naveen Verma**  
(Chairman)

**Sd/-**

**R B Sinha**  
(Member)

**Sd/-**

**Nupur Banerjee**  
(Member)

