

**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/293/ 2019.**

**Karali Patra.....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 complainant has stated that he had booked an apartment in 2013. The date of possession as per the agreement is in December, 2015 but the flat is not ready and has requested for immediate possession. The agreement of sale was registered on 27.9.2013 and that he had paid about Rs.18 lakhs starting from 2013 till date against the total consideration amount of approximately Rs.30 Lacs. He has stated that he is ready to pay the dues if any, to the Association of allottees. He has also requested for compensation in the form of house rent in Patna and interest

on the deposited money. He has filed copy of registered agreement for sale and the receipts issued by the promoter.

There is a reply of the respondent on the record dated 23.9.2019 wherein the respondent has agreed to pay the actual claimed amount in six installments in monthly installments and he has sought for four months time in November, 2019 but nothing has been paid as yet.

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)