

**REAL ESTATE REGULATORY AUTHORITY**  
**Before the Full Bench of Hon'ble Chaiman Sri Vivek Kumar Singh &**  
**Members Mrs. Nupur Banerjee & Shri S.D. Jha**

**CaseNo. RERA/CC/1585/2020**

**RERA/AO-535/2020**

**Rajiv Kumar.....Complainant**

**Vs.**

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

**PROJECT: IOB NAGAR, BLOCK-J**

**ORDER**

**24.07.2024** The matter was last heard on 10.17.2024 and the same was reserved for order and is being pronounced today.

The case of the complainant is that she booked Flat no: - 105 at first floor in I.O.B. Nagar, J-Block and entered into an Agreement for Sale on 22.10.2013 for a total consideration of Rs.22,98,907/- out of which he has already paid total consideration amount and obtained no dues certificate which is on record. He has prayed for execution of registered sale deed and interest for delay in delivering the possession of flat.

The Complainant on 11-07-2024, filed a petition stating therein that he is in the possession of flat no: - 105 and prays for direction for execution of sale deed.

Perused the records of the case. No specific reply on behalf of the respondent has been filed. However, the Authority notes that in similar cases of this project, in spite of the opportunity granted by the Authority for completion of the said project by 15.07.2021 which was subsequently extended to 27.07.2022, the respondent has failed to complete the said project.

The Authority notes that in the interest of allottees, particularly those who have filed complaint cases, the promoter had been given time to complete the project in respect of different blocks. The Full Bench of Authority vide Order dated 09.10.2020 passed in RERA/CC/168/2019, extended the registration of real estate project IOB Nagar J Block till 15.07.2021.

The Authority in the other cases of J-Block had earlier passed the following orders: -

“ The Bench takes note of the assurance of the respondent to complete the project within six months and observes that if the

project is not completed by 27.07.2022, a fine of Rs 10,000/- per day would be levied on each day of delay.

The Authority observes that in spite of the opportunity granted by the Authority for completion of the said project by 15.07.2021 which was subsequently extended to 27.07.2022, the respondent has failed to complete the said project.

The promoter is reminded of his undertaking to complete the project and pay additional interest. The penalty of Rs 10,000/- per day is to be treated as additional interest to be paid by the promoter to be distributed among the complainants of this block, in addition to the interest to be paid from the date on which possession was to be handed over as mentioned in the agreement to sale. “

In view of the facts and circumstances and considering the prayer of complainant, the Authority directs respondent-promoter to execute registered sale deed in favor of complainant within two months from the date of this order after completing all the legal formalities as provided in the Bihar Building Bye Laws, 2014.

The complainant is at liberty to press other claims, which are in the nature of compensation, before the Adjudicating Officer, RERA, Bihar.

With the aforesaid observations and directions, the case is disposed of.

Sd/-  
S.D. Jha  
Member

Sd/-  
Nupur Banerjee  
Member

Sd/-  
Vivek Kumar Singh  
Chairman