

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mr. Ved Prakash,
Special Presiding Officer

Exe. Case No. 349/2023
RERA/CC/549/2019

Sri Kapil Deo Pandey & Ors.

....Executant(s)

Vs

M/s Agrani Homes

Pvt. Ltd.

....Respondent

PROJECT- Agrani Galaxy

For the complainant:

Mr. Ishtiyaque Hussain (Adv.)

For the respondent :

Mr. Alok Kumar (Director) with Mr.
Sumit Kumar (Adv.)

04.06.2026

ORDER

Shri Ishtiyaque Hussain, learned counsel on behalf of executant/complainant is physically present, but Shri Alok Kumar, the Director of respondent company appears through video conferencing. However, Shri Sumit Kumar, learned counsel on behalf of respondent company is also present.

2. Learned counsel for executant submits that the executant has filed the instant execution case for issuance of direction upon the respondent to comply the order dated 24.05.2022/13.06.2022 passed by Shri Naveen Verma, the Hon'ble Chairman of the Authority in RERA/CC/549/2019 whereby and whereunder the Hon'ble Chairman has directed the respondent company to complete all the work and provide all the amenities as mentioned in the agreement for sale and brochure of the project within four months from the date of order. If the respondent fails to complete the pending work in 4 months, then a penalty of Rs. 1000/- for each day of delay would be imposed.

3. Learned counsel for complainant submits that although the executant/complainant has become the absolute owner of his flat no. 101, Block B along with parking space of the project, Agrani Galaxy by virtue of the registered absolute sale deed, he along with other similarly placed allottees are still deprived of essential common amenities as described in the

agreement for sale and brochure of the project. The respondent has failed to provide Lift, one Generation Set, footpath flooring and connecting road to exit and in point.

4. On the other hand, Shri Alok Kumar, the Director of respondent who appears through video conferencing did not give positive reply with regard to providing basic amenities as agreed upon in the agreement for sale as well as brochure of the project. However, he is still seeking some time to complete all the remaining works relating to amenities. He submits before the Bench through video conferencing that the execution petition may be disposed of and in the meanwhile, he will try his best to provide the missing amenities of the project in question very shortly.

5. In the backdrop of the submissions and arguments made on behalf of the parties as well as on going through the documents available on record, the Bench notes that the registered sale deed has been executed in favour of the executant/complainant with respect to his respective flat and car parking space, but he is still deprived of the basic amenities as described in the agreement for sale and brochure of the project. The Bench further notes that the Director of the respondent commits to provide the necessary amenities as described in the agreement for sale very shortly. In such view of the matter, the execution case may be disposed of with certain directions to the respondent.

6. Accordingly, the Bench/Authority hereby directs the respondent company through its Director, Shri Alok Kumar to complete all the work and provide all the amenities, including Lift, Drainage and connecting road to exit and entry gate as mentioned in the agreement for sale and brochure of the project within a reasonable time, preferably within four weeks from the date of the order, failing which, he shall be liable to pay the penalty of Rs. 1000/- for each day of delay as per order of the Hon'ble Chairman passed in the complaint case.

Sd/-
(Ved Prakash)
Special Presiding Officer