

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Single Bench of Hon'ble Member Mr. S.D. Jha**  
**RERA/CC/476/2023**

Praveen Kumar Ranjan ...Complainant

Versus

M/s. Maa Tara Construction & Developers Pvt. Ltd. ...Respondent

**Project: Paras Nath Complex**

For the Complainant: Mr. Ishtiyaque Hussain, Advocate

For the Respondent: Mr. Sumit Kumar, Advocate

**Order**

**13.08.2024**

1. The case was last heard on 02.07.2024 and reserved for order on 13.08.2024. Hence, the order is being passed today.

2. The case of the complainant is that on 13.03.2021 the complainant has booked a flat bearing Flat No.401 on 4th floor for an area of 1020 sq.ft. along with a reserved parking space in the project Paras Nath Complex for a total consideration of Rs.61.00 lakh out of which he has paid Rs.70,15,023.60 including the registry charge of Rs.6.10 lakh. Thereafter the complainant entered into a registered agreement for sale on 15.04.2021 in which it is clearly mentioned that the construction of the said building had to be completed by 30.05.2021 but it has not been completed till date. The complainant wants possession of the flat with all amenities and the execution of conveyance deed. He further submits that despite so many hearings before the Conciliation Forum, possession has not been handed over to the complainant till date.

3. On hearing dated 02.07.2024 Learned counsel for the complainant submitted that the respondent has not executed the Sale Deed in spite of assurance given in the last proceeding dated 04.06.2024, to which learned counsel for the respondent

submitted that due to personal difficulty of the respondent - promoter, Sale Deed could not be executed. He assured that before 10th August, 2024, Sale Deed would be executed in favour of the complainant. He further submitted that in case of non-compliance, penalty/cost may be imposed upon the respondent.

4. On the submission made by the respondent's counsel, the Authority directed the respondent promoter to execute the Sale Deed against Flat no.401 of 1020 sq. ft. along with reserved car parking space in the project before 10th August, 2024, failing which penalty and/or cost would be imposed upon the respondent. The Authority further directed the respondent and the complainant to send a compliance report to the office of the Authority through mail before 10th August, 2024, failing which necessary order would be passed accordingly.

5. Perused the record. It is observed that the respondent has not submitted a compliance report indicating whether the directions of the proceedings dated 02.07.2024 have been followed or not. As the respondent has not complied with the directions of the Authority, a penalty of Rs. 10,000/- is hereby imposed on the respondent under Section 63 of the Act. Which is to be paid before 31.08.2024. Send a copy of the order to the compliance wing for necessary action for recovery of the said amount.

6. In the light of the documents available on record and the submissions made, the Authority hereby directs the Respondent Company and its Directors Mr. Amit Prakash and Mr. Suraj Kumar Singh to execute the Sale Deed for Flat No. 401, measuring 1020 sq. ft., along with a reserved car parking space in the project, in favor of the complainant within sixty days of the issuance of this order.

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

**Sd/-**  
**S.D. Jha**  
**Member**