REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer,

Exe. Case No-145/2025

RERA/CC/154/2023

Rajesh Kumar Sharma **……Executant(s)**

Vs

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

PROJECT: AGRANI ASHOKA

For the Complainant: Mr. Rajesh Kumar Sharma, Advocate

For the Respondent: Mr. Alok Kumar, Director

20.08.2026 **PROCEEDING**

Mr. Rajesh Kumar Sharma, learned counsel on behalf of the executant is physically present, but Mr. Alok Kumar Director of Respondent Company appears through video conferencing.

Learned Counsel on behalf of executant submits that, in spite of repeated adjournment, the director of respondent company has failed to comply the order dated 19.01.2024 passed by Hon'ble Authority and he on other grounds is taking regular adjournment; hence, Bench/Authority has to take coercive step against the respondent.

On the other hand, director of respondent company submits that the executant has to pay Rs. 2,00,000/- remaining consideration and on payment, he is ready to execute sale deed with respect to the Flat No. 605 in Block-B of the project Agrani Ashoka.

On submission of director of respondent company, the learned counsel for executant vehemently opposed and submits that once the authority has directed the respondent to execute sale deed in respect of Flat No. 605 in Block-B of the project, it will be presumed that the complainant has paid total consideration and now the executing court cannot give a fresh finding.

Considering the submissions as well as going through the record, it appears that the Hon'ble Authority on 08.12.2023 / 03.01.2024 has directed the respondent company and its director to execute the deed of conveyance in respect of Flat No. B-605 of the project Agrani Ashoka. The Hon'ble Authority further directed the respondent promoter to pay interest at the rate of fund-based lending rate (MCLR) of State Bank of India as applicable for 3 years + 2% for the period of delay since January 2019 to July 2021 in handing over possession as mentioned in the interim order.

The executant submits that interest has also to be paid to him by the respondent director for the delay in delivery of the possession of the flat. In such circumstances, executant is directed to file payment receipts so that interest may be calculated in compliance of the order passed by the Hon'ble Authority.

Put up on 10.09.2026 for further hearing.

Sd/-

(Ved Prakash)

Special Presiding Officer