

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of**

**Hon'ble Member Mr. S. D. Jha, RERA, Bihar,**

**RERA/CC/552/2023**

Smt. Vandana Kumari ..... Complainant

Vs.

M/s AshirwadEngicon Pvt. Ltd. .... Respondent

For the complainant: Mr. Sumit Kumar, Advocate

For the Respondent: Mr. Ishtiyaque Hussain, Advocate

**Project:- I.O.B. GALAXY**

**PROCEEDING**

**20.06.2024** Hearing taken up. Mr. Sumit Kumar, Advocate, appears for the complainant. Mr. Ishtiyaque Hussain, Advocate, appears for the respondent.

Learned counsel for the complainant submits that the complainant booked a flat of 3 BHK having carpet area of 950 sq. ft. along with covered parking space in the project in the year, 2016 on consideration amount of Rs.7,00,100/-. The complainant paid Rs.7,36,086/- in excess of the consideration amount on account of the service charges etc. The Agreement For Sale was executed on 05.03.2016, wherein, it was stated that the project would be completed within five years from approval of building plan with a grace period of six months but till date neither the project has been completed nor possession of the flat has been handed over to the complainant. The complainant requests for possession of the flat and execution of the Conveyance Deed in her favour.

Learned counsel for the respondent requests for four weeks' time to file counter reply, which is allowed. He is directed to file the same within four weeks with a copy to the complainant who will file rejoinder, if any, within two weeks thereafter.

During course of arguments, it is pointed out that the project is question comes under the category of the lapsed project as its registration had expired on 1.10.2021.

In view of the fact that the project in question falls in the category of the lapsed project, this case is transferred to the Full Bench.

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