

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**  
**Before the Single Bench of Mr. Naveen Verma, Chairman**

**Case No: RERA/CC/1179/2020**

**Sriniwas Sharma**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: Agrani Milky**

**23.08.2022**

**ORDER**

This matter was last heard on 29.06.2022

In this matter, the allottee states that he had booked a flat bearing no: 302 in the project Agrani Milky for a total consideration of Rs.22,88,200/- on 12.02.2013. He had paid Rs.19,11,787 /- and an Agreement for Sale was executed wherein it was mentioned that the said flat would be completed up to January 2014. However, the promoter did not hand over possession of the flat. Hence, the complaint has been filed for possession of the flat.

The allottee has placed on record copy of agreement for sale dated 12.02.2013.

The respondent has filed their reply stating therein that they are ready to give physical possession to the complainant of Block B and Block C within 30 days and Block A of the aforesaid project is almost 90% completed. Further, the promoter will hand over the physical possession to the Allottees on the condition that the Allottees must pay their remaining due amount to the promoter.

On the last date of hearing, the complainant reiterated his request for possession of the flat.

The Bench had directed the respondent to complete the work within month i.e. 30.07.2022 failing which a penalty of Rs. 1,000/- will be imposed for each day of delay.

Perused the records. No written submission has been filed by any of the parties.

The Bench observes that it is the duty of the respondent to provide all the amenities and facilities as per the agreement for sale and brochure.

The Bench observes that the project is still incomplete. The promoter will pay a penalty for every day of default beyond 31.7.2022 . If the promoter delays the project further, then a penalty of Rs.2,000/- would be imposed for each day of delay after 31.08.2022 under section 63 of the RERA Act, 2016.

The Bench further directs the respondent to pay the penalty within fortnight failing which the same shall be recoverable as per section 40 (2) of the Real Estate (Regulation and Development) Act, 2016, read with Order 21 Rule 30 of the Code of Civil Procedure, 1908.

**Sd/-**  
**Naveen Verma**  
(Chairman)