

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**

**Before the Full Bench of Mr. Afzal Amanullah, Chairman, Sri R.B. Sinha & Mr. S. K. Sinha Members.**

**Complaint Case Nos. CC168/169/170/171/172/187/203/ 209/ 293/ 723/ 264/ 279/ 372 of 2019**

Sri Ajay Krishna & Ors .... Complainants

vs.

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

**PROCEEDING**

25.09.2020: The proceedings were held through online video conferencing mode. Most of the complainants have joined online. The Respondent Opposite Party is represented by Mr. Mohit Raj, Advocate and Mr. Alok Kumar, Director of the Company.

This proceeding is regarding construction and handing over of flats in Block-D and Block-J of IOB Nagar, Sarari, Patna.

The Respondent Mr. Alok Kumar had sworn an affidavit on 2<sup>nd</sup> March 2020 wherein he had given a construction schedule for Block-D and Block-J. Today during hearing it has come to light that the Opposite Party has failed to honour the commitment given on affidavit. The Opposite Party Mr. Alok Kumar took the plea that because of the Corona virus pandemic he has been unable to make any substantial progress. However,

this cannot be an excuse because as per the statements of the complainants during hearing today as well as the admission of the Opposite Party Mr. Alok Kumar these two blocks could have been completed very quickly by 31.3.2020. Block-D can be made functional and fully handed over in a month's time. The Block-J may require some more time if the Opposite Party goes about completing the project seriously.

The Court wants to put on record that the Opposite Party has taken these proceedings very casually and has consistently misled the Court and failed to honour his commitment. We have not taken very stringent action against the Opposite Party only in the hope that these other blocks would be completed quickly and handed over to the complainants. However, now we shall have no option but to come down heavily on the Opposite Party. The Opposite Party wants time for a week to give a Plan of Action in which he will specify details about how and when he will be able to satisfy the complainants and complete the two Blocks in question and hand over the flats to them. We expect the Opposite Party to be truthful and we grant this as a last indulgence. We expect that he will produce the complete detailed Action Plan for completing and handing over the 35 flats of Block-D and the 42 flats of Block-J.

It is ordered that the Opposite Party submit the said Plan of Action by 7.10.2020 to the Court.

The next date of hearing in this matter is fixed for 9.10.2020 at 3.30 P.M. through the online video conference mode.

Put up on 9.10.2020 at 3.30 P.M.

Sd/-  
**( S. K. Sinha )**  
Member

Sd/-  
**(R. B. Sinha)**  
Member

Sd/-  
**(Afzal Amanullah)**  
Chairman