

REAL ESTATE REGULATORY AUTHORITY, BIHAR  
Before the Conciliation Forum Bench  
Mr. Ved Prakash, Senior Legal Consultant

**RERA/CC/41/2024**

Mr. Rabinesh Kumar Singh & 3 others ....Complainant(s)

Vs

M/s Agrani Homes Pvt. Ltd. ....Respondent  
PROJECT- Agrani Shiva

For the complainant: Mr. Akash Deep (Adv.)  
For the respondent : Mr. Sumit Kumar (Adv.)  
Mr. Subham Kumar

**01.07.2024**

**PROCEEDING**

Shri Akash Deep, learned counsel on behalf of complainant, Shri Sumit Kumar, learned counsel on behalf of Agrani Homes Pvt. Ltd and Shri Subham Kumar on behalf of other respondents are present.

Learned counsel for respondent promoter files photo copy of minutes of the meeting of Board of Directors of Agrani Homes Pvt. Ltd in which Shri Satwik Singh has been appointed as legal representative of the company. Keep it on record. Learned counsel for complainant submits that the allotment of respondent no. 2, Shri Subham Kumar, respondent no. 3, Shri Binod Kumar and respondent no. 4, Shri Keshav Kumar with respect to flat nos. 104, 303 and 304 of the project, Agrani Shiva may be cancelled and the respondent promoter may be directed to complete the project whereon learned counsel, Shri Sumit Kumar for the respondent supports the submission of the complainant, but respondent, Shri Subham and others opposes it and submits that the complainant has no legal right to file the complaint case against these respondent, as the respondents are allottees and one allottee cannot file case for cancellation of allotment of other allottees. They further submit that the promoter has still not cancelled their allotment and during inquiry, they will show that they will pay the remaining consideration to the promoter who has to deliver and execute the sale deed in their favour with respect to the allotted flats.

Considering rival submissions, the conciliation fails and the record is referred to the Hon'ble Authority for deciding it on merit.

**Sd/-**  
**( Mani Kant )**  
Member, Credai

**Sd/-**  
**( Ved Prakash )**  
Senior Legal Consultant  
RERA, Bihar