REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer,

RERA/CC/488/2025

Sunil Kumar Verma ……Complainant(s)

Vs

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

PROJECT: IOB NAGAR (A to F)

For the Complainant: Mr. Danish Quamar, Advocate

For the Respondent: Mr. Alok Kumar, Director

09.07.2026 **PROCEEDING**

Learned Counsel Shri Danish Quamar on behalf of complainant is physically present but Shri Alok Kumar, Director of the Respondent Company appears through video conferencing.

Learned counsel for complainant submits that respondent promoter is not ready to execute sale deed in favour of complainant with respect to the Flat No. 704 along with car parking space in Block C of the project IOB Nagar, Danapur and in case of inability as submitted on previous date 18.06.2026, the respondent has to refund the principal amount along with heavy interest. But as yet, he is not ready to take action on the grievances of the complainant. Hence, after hearing the parties, an appropriate order may be passed.

On the other hand, Director of Respondent Company submits that due to involvement of Association of Allottees, he cannot transfer the flat in favour of

the complainant, but like the other allottees, the principal amount may be refunded to the complainant.

Considering Submissions, both the parties are directed to file requisite documents including payment receipt, etc., so that after hearing the parties, appropriate order may be passed. Put up on 30.07.2026 for further hearing.

Sd/-

(Ved Prakash)

Special Presiding Officer