REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer,

RERA/CC/1126/2020, 1517/2020, 1778/2020, 215/2021, 564/2022

RERA/AO/494/2020

Pranay Kumar, Mrs. Sony, Santosh Kumar, Ashok Kumar Singh, Mr. Anand Kumar Das. ……Complainant(s)

Vs

M/s Agrani Homes Pvt. Ltd, M/s Agrani Homes Real Marketing Pvt. Ltd.

……Respondent

PROJECT: IOB NAGAR, BLOCK- G, IOB NAGAR, IOB NAGAR BLOCK-MAIN PHASE, IOB NAGAR, DANAPUR

For the Complainant:	Ms. Manisha Singh, Advocates Mr. Permanand Choudhary
For the Respondent:	Mr. Alok Kumar, Director & Mr. Anand Kumar, and Mr. Sumit Kumar, Advocates

22.10.2026 **PROCEEDING**

Mr. Pranay Kumar, Mrs. Pallavi, wife of Complainant Santosh Kumar, and Mr. Alok Kumar, Director of Respondent Company, appear through video conferencing.

2. On the other hand, Learned Counsel Ms. Manisha Singh along with complainant Mr. Ashok Kumar Singh, and Mr. Permanand Choudhary, Authorized Representative on behalf of Complainant Mr. Anand Kumar, and Mr. Sumit Kumar, Learned Counsel on behalf of Respondent, are physically present.

3. Learned Counsel for Respondent files a petition on behalf of Respondent in all the cases along with photocopies of documents. Keep them on record of each case.
4. Learned Counsel for Respondent submits that Respondent has no objection to carrying out the remaining development work by the Promoter under the supervision of the Association of Allottees in light of the provisions of Section 8 of the RERA Act.
5. He further submits that the remaining consideration amount of each and every Complainant/Allottee shall be deposited in the designated account of the project, and members of the Association of Allottees may be permitted to supervise the operation of the account as well as expenses to be made in carrying out the construction.
6. Learned Counsel Manisha Singh and other complainants submit that the Association of Allottees may be permitted to carry out the construction work by the Promoter under the supervision of members of the Association. All the allottees/complainants have consented that Mr. Brajesh Kumar Singh, owner of Flat No. 506 in Block G, shall operate the account, and approval of the Association has been granted on 03.05.2026 during the virtual meeting conducted among the allottees of Block G apartment.
7. She further submits the consent letters of all the allottees, namely:
   (I). Pallavi, Allottee of Flat No. 205
   (II). Shakuntala Devi, Allottee of Flat No. 405
   (III). Uday Kumar Singh, Allottee of Flat No. G-306
   (IV). Ashok Kumar Singh, Allottee of Flat No. 106 in G Block
   (V). Brajesh Kumar Singh, Allottee of Flat No. 506 in G Block
   (VI). Neelu, Allottee of Flat No. G-204
   (VII). Soni, Allottee of Flat No. G-201
   (VIII). Avinash Kumar Sinha, Allottee of Flat No. G-303

(IX). Meera Devi, Allottee of Flat No. G-504

(X). Sabita Devi, Allottee of Flat No. G-404

8. She submits that an order for carrying out the remaining development work of Block G may be passed as per the provisions of Section 8 of the RERA Act, as the Respondent/Promoter could not complete the project and the registration of Block G has already lapsed.

Heard both the parties. Put up on 05.11.2026 for order.

Sd/-

(Ved Prakash)

Special Presiding Officer
RERA,Bihar