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. ....Respondent

PROJECT- IOB NAGAR

For the Complainant: Mr. Kuldeep Thakur, Advocate
Ms. Manisha Singh, Advocate
For the Respondent : Mr. Alok Kumar, Director

13.08.2026 **PROCEEDING**

Complainant, Mr. Ashok Kumar Singh, learned counsel Mr. Kuldeep Thakur on behalf of complainant Mrs. Sony, learned counsel Ms. Manisha Singh on behalf of complainants Mr. Pranay Kumar, Mr. Ashok Kumar Singh and Mr. Anand Kumar Das are physically present but Mrs. Pallavi, wife of complainant Mr. Santosh Kumar and Mr. Alok Kumar, Director of the respondent company appears through video conferencing.

Learned counsel Ms. Manisha Singh and complainant Ashok Kumar Singh submits that promoter Mr. Alok Kumar may be allowed to carry on Block - G of the project IOB Nagar and all the allottees including themself will provide consent positively till next date.

They, further, submits that each and every allottee will make payment of remaining consideration in the account for remaining development. They, further, submits that there will be supervision of all the allottees in form of Association of Allottees on the construction of remaining development work of the Block as well as expenses from the account being maintained with respect to the Block – G of the project. They, further, submits that Bank account will be separately opened with consent of all the allottees which will be operated by the members of the Association of Allottees.

On other hand, Director of respondent company fully agrees with the submissions of the learned counsel for the complainants and submits that he will fully cooperate in construction of the remaining work in Block – G of the project like other Blocks and there will be supervision of the allottees in construction as well as withdrawal of the amount from the project account.

Considering submissions of both the parties, the allottees are directed to file consent letters along with passbook of the account to be operated by the officials of the Association of Allottees so that there may not be embezzlement of the fund during the withdrawal of the amount for construction of remaining Block – G of the project. The Respondent Director is directed to file list of allottees for appropriate decision into the matter for carrying out the construction work in light of provisions of Section 8 of RERA Act, 2016.

Put up on 10.09.2026 for further hearing.

Sd/-

(Ved Prakash)

Special Presiding Officer