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 (Adv.)
For the respondent : Mr. Sumit Kumar (Adv.)

18.06.2026 **PROCEEDING**

Learned counsel on behalf of both the parties are present. However, Shri Alok Kumar, Director of respondent company appears through video conferencing.

Learned counsel for complainant submits that the respondent promoter has executed a MOU on ¼ April, 2015 with the complainant for sale of flat in the project,IOB Nagar at 3rd floor in Block P, having built up area 1300 sq. ft on consideration of Rs. 16,49,400/-, including service taxes of 49,440/-, out of which the complainant has paid Rs. 15 Lakhs, which is mentioned in the MOU, but when the respondent could not be able to construct the said block –P, he has allotted the flat no 704 along with car parking space in Block –C of the project, IOB Nagar, Danapur through letter dated 05.03.2019 and since then the complainant is residing vide letter no. 06.03.2019 issued by the Director, Shri Alok Kumar, but in spite of repeated request, the respondent is not ready to execute sale deed with respect to the said flat in favour of the complainant, after receiving the remaining principal amount, whereon the Director of respondent company vehemently opposes and submits that the complainant was allowed to remain in flat only to facilitate him and presently, he is not in a position to execute sale deed in his favour as the association of allottees has come into the picture and the said association is not ready to transfer the flat to the complainant. Hence, he will refund the principal amount.

On the submissions of Director of respondent company, the learned counsel for complainant opposes and submits that the principal amount has to be refunded along with heavy interest as he is continuously harassing the complainant. However, he will place documents on the next date.

Put up on 02.07.2026 for reply on behalf of respondent.

Sd/-
(Ved Prakash)
Special Presiding Officer