REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer

RERA/CC/488/2025

Sunil Kumar Verma ....Complainant

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

03.09.2026 **PROCEEDING**

Learned counsel Mr. Danish Quamar on behalf of complainant is physically present but Mr. Alok Kumar, Director of the respondent company appears through video conferencing.

Director of the respondent company submits that complainant was permitted by him to remain in flat No. 704 along with Car Parking Space in Block – C of the project IOB Nagar, Danapur through letter dated 05.03.2019 and at present, he is not in position to execute Sale Deed in favour of the complainant with respect to the said flat as he was simply permitted to reside therein and without making payment of rent, he is residing therein. Though he is ready to refund the principal amount to the complainant. However, the complainant is not entitled for the interest as he is residing without payment of rent to him for last 5 years. However, he will file reply positively on next date through his learned counsel Mr. Sumit Kumar.

Learned counsel for the complainant vehemently opposed the submissions and submits that the Respondent Promoter on one or other grounds is taking regular adjournment, so he may be directed to file reply positively on next date.

Considering submissions, the respondent is directed to file reply positively on next date otherwise after hearing the parties, order may be passed.

Put up on 24.09.2026 for reply on behalf of the respondent.

Sd/-

(Ved Prakash)

Special Presiding Officer