REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR

Case No. RERA/CC/1126/2020

Pranay Kumar ...Complainant

Vs.

Agrani Homes Pvt. Ltd. ...Respondent

Project: - IOB Nagar (G to J)

Proceeding

15.02.2023 Hearing taken up.

Shri Mohit Raj, learned counsel for the land owner Shri Ramanandan Prasad submits that since Blocks G & H are being constructed from the same development agreement, the association of allotteesof both the blocks may be formed together. The Authority observes that the orders have already been passed in respect of IOB Nagar block H which have also been heard before the Tribunal and, therefore, at this stage it is not possible to club these two associations. This matter will proceed with association of allottees exclusively of G Block.

The father of the complainant submits that there are 42 allottees in G Block. It is observed from the records that an affidavit has been filed by the respondent giving names of 46 persons.

The learned counsel for the land owner submits that they have share of 40% in the agreement The learned counsel for the land owner submits that a case bearing RERA Case No. 111 of 2023 has been filed, which may be

merged with this case. The Authority clarifies that cases which have been filed will be heard by sequence and when the matter is listed at that stage the complainant can move for transfer of the case to the Full Bench.

The complainant submits that a committee of 15 allottees has already been formed.

The Authority observes that the association of allottees have to consist of a majority of the allottees.The complainant requests time to contact the remaining allottees. Time allowed.

The Authority directs that the association of allottees may implead themselves in this matter and submit as to how they proposeto complete the remaining work and as to how they will arrange the financial resources.

Since this case pertains to a project whose registration has lapsed, action has to be proposed under section 8 of the RERA Act, 2016, let this case be listed before the Full Bench.

Put up this case on 12.04.2023.

Sd/-	Sd/-
(Nupur Banerjee)	**(Naveen Verma)**
Member	Chairman