

Real Estate Regulatory Authority, Bihar, Patna

Ground & 2nd Floor, BSNL Telephone Exchange Building, Patel Nagar, Patna-800023

**Before the Full Bench of Mr Naveen Verma, Chairman, Mr R B Sinha,
Member and Ms Nupur Banerjee, Member**

Authorised Representative of RERA Vs M/s Agrani Group of Companies

9.8.2021

Proceedings

The matter was listed today as due to non-availability of one of the Members, the Full Bench was not able to take up further hearing in the matter. The Authority noted that on the last occasion when the matter was heard on 17.6.2021, “the promoter was directed to submit all requisite documents, called by the Authority in its query letters and subsequent reminders within three weeks. If the documents are not received within this period, the Authority would take a decision on the basis of available records.”

The Authority was , however, informed that an email has been received from Mr Alok Kumar, MD M/s Agrani group of companies that he was not well and had to rush to Delhi for medical treatment.

The Authority was also informed that a letter was submitted by the MD of the respondent company on 2/8/21, in which he had reiterated the earlier statement made on 17.6.2021 . The letter also claimed that all land documents have been submitted to RERA and hence the respondent was unable to get the maps approved.

However, the promoter has not submitted the details of the projects which he wants to pursue. It was brought to the attention of the Authority that the respondent had submitted land documents with RERA Bihar in a bid to clear his dues/making refunds to hundreds of complainants in cases related to various projects of the respondent.

The Authority observed that hundreds of complaint cases are pending seeking for refund from incomplete projects as well as for those projects where the promoter has withdrawn his application for registration. The same promoter has not been able to give the statements showing the assets

and financial health of the company in those cases. The Authority also took note of the fact that due to non-compliance of its orders in various complaint cases, execution proceedings have been initiated, and that in some cases action under Sec 40(1) and Section 40(2) of the Real Estate (Regulation and Development) Act ,2016 has been initiated. In one matter criminal complaint case under Sec 80 of the Act had to filed against this promoter for non-compliance of its orders.

While a short adjournment is granted on the request of the respondent, he is requested to give a justification, along with the complete financial picture, in the interest of allottees, as to why his application for registration of projects should not be rejected.

Put up on 12/8/21 at 3 pm. No further time would be allowed.

Nupur Banerjee
Member

R B Sinha
Member

Naveen Verma
Chairman