REAL ESTATE REGULATORY AUTHORITY, BIHAR

RERA/CC/1517/2020, RERA/CC/215/2021, RERA/CC/1126/2020 and RERA/CC/1778/2020

Mrs. Soni, Ashok Kumar Singh, Pranay Kumar & Santosh Kumar .....Complainant

Vs

M/s Agrani Homes Real Marketing Pvt. Ltd. .....Respondent

Project: IOB Nagar

10.01.2024: PROCEEDING

Hearing taken up.Shri Kuldeep Thakur, Advocate appears for Mrs. Soni. Smt Manisha Singh, Advocate appears forShri Ashok Kumar Singh. Shri Suresh Kumar, brother ofMs Soniis present. Shri Pranay Kumarappears online.

Shri Mohit Raj, Advocate appears for the Landowner and files an intervener petition.

The complainants have no objection to this petition.

The Authority recalls that on previous dates one of the complainants was requested to implead the landowner as party.

The Authority therefore impleads the landowner as intervener.

Shri ParmanandChoudhary, appears on behalf of Shri Anand Kumar Das, complainantin RERA/CC/564/2022 and allottee offlat no. 104, G-Block. The Authority observes that this matter is listed before the Double Bench later in the afternoon.

The complainants have filed separate petition in which they submitted that they may be allowed to construct the internal work on their own in the flat allotted to them . They have submitted that they may be permitted to take up the work of common area particularly the sewerage initially for five allottees but others can join after making the necessary payment.

The learned counsel for the landowner submits that he has filed the matter for possession of flat in his share out of 40 flats. He submits orally that the necessary funds for completing the remaining work can be arranged if the sale of two flats, whose booking is cancelled, is allowed and the amount due from the other allottees are collected. He further submitted that he would be willing to sell two flats from his share from the resources but in addition that every flat owner would pay about Rs. 4 lacs for the common area. He seeks time to discuss this with other allottees before coming with a formal proposal.

The complainants submit that they have no objection in providing about Rs. 4 lacs for development of the common area and amenities. The Authority observes that giving permission to only five allottees to construct their own flats without the certificate of structural stability from an engineer and occupancy certificate by the competent authority would not be in the interest of safety. It wouldalso be advisable to ensurefire fighting measures etc in place and hence undertake construction of the whole block.

Since the complainants and the respondents both seek time to come to an understanding on the way forward, time is allowed.

Put up for hearing on 13.03.2024.

Sd/-	Sd/-	Sd/-
(S.D.Jha)	**(Nupur Banerjee)**	**(Naveen Verma)**
Member	Member	Chairman