

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Mr Naveen Verma, Chairman

Case No.CC/1010/2020, CC/1011/2020

Koushlendra Kumar/ Ran Avay Kumar.....Complainants

Vs

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

Project: D Block IOB Nagar

Present: For Complainant: In person

For Respondent: Mr. Satwik Singh, L.R.

31/05/2022

ORDER

Hearing taken up.

These matters were heard earlier by the Full Bench and on that occasion as special dispensation the allottees of 'D' Block were given the option to deposit Bank draft in the name of the respondent with OSD, RERA and the respondent was supposed to undertake construction and seek the amount in the demand draft, on the basis of work done by them. Neither the allottees nor the respondent pressed for encashment of these demand drafts, as a result of which these demand drafts have been lapsed.

The respondent submits that they are in touch with the Allottees Association of 'D' Block, who will get the demand draft from the RERA, Bihar and deposit it in the joint account. The respondent submits that a letter may be sent to the concerned Bank for reissuance of the demand draft.

This prayer is allowed and the Bank may be advised accordingly.

The complainants submit that they are in the possession of their apartments. They submit that the Bank is insisting for execution of the Conveyance Deed of the flat and if they did not give the registered document, they would charge higher rate of interest.

The Bench recalls that there is a general ban of registration in respect of the properties of the respondent company considering large number of complaint cases that have been filed against them. However, if the complainants send their request in writing, the relaxation for registration could be considered.

With these directions, both the cases are disposed of.

Sd/-

**Naveen Verma
Chairman**