

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR

Before the Full Bench of Mr Naveen Verma, Chairman,

Mr R.B. Sinha, Member & Mrs Nupur Banerjee, Member

CC/502/2019, CC/503/2019, CC/537/2019, CC/662/2019, CC/663/2019, CC/664/2019, CC/666/2019, CC/670/2019, CC/704/2019, CC/823/2019, CC/824/2019, CC/828/2019, CC/838/2019, CC/882/2019, CC/1049/2020, CC/1437/2020, CC/1755/2020, CC/688/2021, CC/683/2021, CC/111/2018, CC/112/2018, CC/821/2019, CC/827/2019, CC/848/2019, CC/883/2020, CC/957/2020, CC/1047/2020, CC/1048/2020, CC/1050/2020, CC/1173/2020, CC/1542/2020, CC/1595/2020, CC/181/2021, CC/682/2021, CC/847/2019, CC/940/2020, CC/941/2020, CC/950/2020, CC/982/2020, CC/1228/2020 & CC/1277/2020

Aman Kumar / Manoj Kumar / Gopal Kumar Sinha / Manoj Kumar Singh / Vinay Kumar / Saket Kumar Singh / Md Gheyasul Haque / Manoj Kumar / Ajeet Kumar / Abdul Kadir / Md Shamshad Alam / Rajendra Sah / Babita Srivastava / Bikas Kumar / Sandhya Surabhi / Sarika Prasad / Subodh Kumar / Rajiv Ranjan Triyar / Ajay Kumar Pandey / Ravi Ranjan / Shiv Kumar Srivastava / Saroj Kumar Choudhary / Priyanka Bharti / Shyam Kishor / Abhishek Kumar Roy / Nutam Kumari / Pravin Kumar / Mahesh Prasad / Bhim Sharma / Rajesh Kumar Rai / Nutan Kumari / Sonam Bharti / Soumya Pushpanjali / Arvind Nath / Braj Kishor / Amit Kumar Kushwaha / Hemant Kumar Singh / Tarkeshwar Dhar Dwivedi / Sanjay Kumar / Sonam Singh / Gyan Prakash Sanjay.....Complainants

Vs

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

Projects: Suraj Suman Block A, B & C

**Present: For Complainants: In person
Mr Bipin Bihari, Advocate
Mr Kishore Kunal, Advocate**

For Respondent : Mr Alok Kumar, MD

INTERIM ORDER

07-10-2021

05-11-2021 The matter was last heard on 13.09.2021.

The Bench notes that all the complainants have invested in the project Suraj Suman and due to default on the part of the respondent company, the complainants are seeking refund of the paid amount with interest.

During the last hearing, the Bench was informed that a number of FIRs have been lodged against the respondent company by the landowner Manish Kumar with whom Mr. Alok Kumar later has entered into a compromise wherein the landowner is ready to return the amount of around Rs. 1 Crore to the company.

The Bench was also informed that the respondent company was unaware about the development agreement executed between landowner and M/s Hira Panna Infra Projects Pvt. Ltd and upon learning the same, the respondent company cancelled 2 agreements out of 4 agreements with the landowner.

The respondent company was directed to forward copy of the FIRs filed against him and the compromise agreement along with a petition with affidavit giving complete details about the project with copy of the cancellation of agreement and the details of money lying with the other land owners. However, the respondent company has not complied with the directions of the Authority and therefore a penalty of Rs 20000 is imposed upon the respondent company for violation of the directions of the Authority, to be paid immediately.

The Bench observes that a petition has been filed on 30-10-2021 on behalf of the complainants praying before the Authority to implead M/s Hira Panna Infra Projects Pvt. Ltd, the landowners and the administrative side of the Authority.

The matters were posted for orders on 07-10-2021. However the same could not be passed and now since the filing of above petition has come to our knowledge, the Bench is of the opinion that an opportunity for hearing upon the above petition may be given to the complainants.

Last opportunity is given to the respondent company to comply with the earlier directions issued by the Authority before the next date of hearing.

Put up for hearing on above petition on 24-11-2021.

Sd/-
R B Sinha
Member

Sd/-
Nupur Banerjee
Member

Sd/-
Naveen Verma
Chairman