

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Full Bench of Mr Afzal Amanullah, Chairman,**  
**Mr R.B.Sinha & Mr S.K. Sinha, Members of the Authority.**

**Complaint Case Nos.CC/306/2019, CC/307/2019, CC/396/2019, CC/400/2019,**  
**CC/401/2019, CC/402/2019, CC/411/2019, CC/417/2019, CC/418/2019,**  
**CC/425/2019, CC/426/2019, CC/429/2019, CC/435/2019, CC/455/2019,**  
**CC/456/2019, CC/457/2019, CC/458/2019, CC/477/2019, CC/503/2019,**  
**Ramanuj Prasad/Vijay Kumar Gaurav/Suman Kumar/Nitin**  
**Mukesh/SunitaNath/Ashok Kumar/Rashmi Kumar/Abhishek**  
**Kumar/Sheodani Singh/Kishori Prasad/Subhash Chandra/Ankita**  
**Kumari/Subhawati Devi/Anju/Sita Devi/Archana Singh/Seema Singh/**  
**Mehar Jha/Manoj Kumar.....Complainant**

**Vs**

**M/s Agrani Real Marketing Pvt Ltd &**  
**M/s Agrani Homes Pvt Ltd.....Respondent**  
**Present: For the Complainant: In person**  
**For the Respondent: Mr Alok Kumar, MD**  
**Mr Mohit Raj, Advocate**

**16/10/2019**

**PROCEEDING/INTERIM ORDER**

Seventeen out of nineteen complainants are present in person. Mr Alok Kumar, Managing Director of the respondent company along with his counsel Mr Mohit Raj is also present.

During the course of hearing the complainants submitted their grievances against the respondent company and demanded refund of their deposited money with interest. One of the complainants Mr Kishori Prasad (Complaint Case No.RERA/CC/425/2019) demanded that he would like to have an apartment and therefore, may be adjusted in any other running project of the respondent company.

Mr Alok Kumar, MD of the respondent company admitted receipt of payments from the complainants and assured that he will make refund to all the complainants of their money deposited with the respondent company and for that he is negotiating with intending buyers of his plot of land measuring 13 kathas situated at Patliputra Colony, Patna and the deal may be finalized very shortly. He is also negotiating sale of land at Sampatchak. As soon as he gets

money, he will start making refund of the deposited money along with interest to the consumers and the whole process may take 2-3 months' time.

After hearing the submissions of the complainants and the MD of the respondent company, the Bench issues the following interim orders under Section 36 of the Bihar Real Estate (Regulation & Development) Act, 2016 which shall be complied forthwith by all concerned :-

- 1- All cases filed against the Agrani Group of Companies for refund of the deposits/advances along with interest shall be transferred to the full Bench for consideration;
- 2- Agrani Group of Companies and their promoter are prohibited with immediate effect from taking any new project in the real estate sector in the State until further orders.
- 3- The Promoters are prohibited from withdrawing any sum of money from the bank accounts of companies for the time being until further orders. In this connection, necessary information should also be sent to the concerned banks;
- 4- The promoters of the companies are directed to deposit the entire sum of sale proceeds of their land located at Patliputra Colony and Sampatchak in a designated bank account of the Company and all withdrawal from the said account would be with the prior written approval of the Authority.

Put up on 13-12-2019 at 4 pm.

Sd/-  
(S.K. Sinha)  
Member

Sd/-  
(R.B. Sinha)  
Member

Sd/-  
(Afzal Amanullah)  
Chairman