

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**

**Before the Full Bench of Mr Afzal Amanullah, Chairman,  
Mr R.B. Sinha & Mr S.K. Sinha, Members**

**Complaint Case**

**Nos.CC/396/400/401/402/411/417/418/425/426/429/435/455/456/457/458/477/  
503/213/216/289/293/310/175/302/275/231/378/111/310/168/169/170/171/172/  
271/263/187/209/352/311/312/267/229/230/225/226/269/270/276/281/284/287/292/306/  
307/323/363/502/354/373/520/523/526/531/537/545/559/563/575/576 of 2019**

**Suman Kumari & Others.....Complainant**

**Vs**

**M/s Agrani Homes Group of Companies.....Respondent**

**06/02/2020**

**PROCEEDING**

Cases taken up today. Some of the complainants appeared and some are represented by their counsels. The O.P. MD Mr Alok Kumar is present along with his counsel.

The Branch Manager, Indian Overseas Bank, Kankarbagh Branch has submitted a petition through their learned counsel which has been kept on record.

Learned counsel for the O.P. submitted the Passport issued in the name of Mr Alok Kumar.

Learned counsel for the O.P. informed the Bench that the previous agreement with the purchaser Mr Narendra Kumar Singh has not fructified and the O.P. has entered into an agreement with M/s Ruban Patliputra Hospital Pvt Ltd. He said that an advance of Rs 2.0 cr (two crores) has been received in the form of an A/c payee cheque of SBI (Cheque No.795332 dated 06/02/2020) for Rs 50 lakhs and Rs 1.5 cr transferred through RTGS from M/s Ruban Patliputra Hospital Pvt Ltd into the account of Mr Alok Kumar (A/c No.915010064588177) in Axis Bank

Learned counsels of the complainants impressed upon the Bench the need for stringent measures against the O.P. as they have been changing their stance on every date of hearing. After listening to both the parties, the Chairman expressed his deep displeasure over the manner in which the O.P. has been conducting his functions in last six months. He stated that the O.P. has been given every opportunity in the past but they have not taken advantage thereof to come out clean. The Bench, therefore, orders that :

- (1) An authenticated copy of the Agreement for Sale executed with M/s Ruban Patliputra Hospital Pvt Ltd be submitted by the M.D. personally tomorrow afternoon.
- (2) The Agreement must show the payment schedule agreed upon between the parties in clear terms.
- (3) The M.D. is directed to get an Affidavit filed by each Director of all the Agrani Group of Companies regarding movable and immovable properties held by them to the Authority within three days.
- (4) All the Directors of the Agrani Group of Companies must file Affidavit giving details of their Passports along with copy of the Passports to the Authority without any further delay.
- (5) All the Directors of Agrani Group of Companies must remain present in the Court during the hearing.
- (6) An investigation under Section 35 of the Real Estate (Regulation & Development) Act, 2016 shall be launched to look into the functioning of M/s Agrani Homes Pvt Ltd and all other associate companies since inception till date.

Sd/-  
(R.B. Sinha)

Sd/-  
(Afzal Amanullah)

Sd/-  
(S.K. Sinha)