

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh,
RERA, Bihar**

RERA/CC/91/2024

Manish Kumar Gupta

.....Complainant

Vs

M/s Agrani Infra Developers Pvt. Ltd.

.....Respondent

Project: AGRANI WOODS

**Present: For the Complainant: Mr. Kuldeep Thakur, Advocate
For the Respondent: Mr. Rabindra Kumar, Advocate**

29.04.2025

PROCEEDING

Hearing taken up. Mr. Kuldeep Thakur, learned counsel appears for the complainant. Mr. Rabindra Kumar, learned counsel appears for the respondent.

Learned counsel for the respondent submits that earlier the Real Estate Appellate Tribunal, Bihar, in this particular project in Misc. Petition No.01 of 2023 vide its order dated 18.05.2023, has held that the Authority has got no jurisdiction to register any project, the map of which has not been sanctioned as per Section 4(d) of the RERA Act, for the reason that the said project falls outside the planning area. He further submits that the Authority has filed an appeal against the said order of the Tribunal before the Hon'ble Patna High Court, which is still pending for consideration before the Hon'ble Court and adds that since there is no stay order against the order of Real Estate Appellate Tribunal, the order of the Tribunal still prevails. He submits that, however, whatever the case may be, since the respondent has taken the money from the concerned complainant, the respondent is ready to refund the paid amount along with interest as per the RERA norms (i.e., 2% above MCLR) in four equal instalments starting from May, 2025 onwards. He requests for the Bank Account details to be furnished by the complainant to the respondent. The respondent is requested to furnish his correct email Id, so that the Bank Account details be sent to him accordingly.

In case there is any other order from the Hon'ble High Court either putting a stay against the execution of the order of the Tribunal or otherwise, then still, as admitted by the respondent, the respondent is requested to fulfil his commitment regarding refund to the complainant.

In the light of the above, the matter is disposed of.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar