

**REAL ESTATE REGULATORY AUTHORITY, BIHAR,**

Before the Bench of Mr. Ved Prakash,  
Special Presiding Officer

**RERA/CC/427/2024**

Priti Kumari .... Complainant

Vs.

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

**PROJECT: POWER GRID NAGAR, BLOCK –PG-II**

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For the Complainant: In person

For the Respondent: In person

**05.06.2025**

**ORDER**

The complainant is present but Sri Alok Kumar, Director of the respondent – company, is produced through video conferencing by the Phulwari Sharif Jail Authority.

2. The complainant submits that she entered into an Agreement For Sale with the Director of the respondent – company Sri Alok Kumar to purchase Flat no.505 on 5<sup>th</sup> floor in Block PG - II in the project “ Power Grid Nagar, Block –PG- II” of M/s Agrani Homes Pvt. Ltd. on consideration amount of Rs.9,30,270/- which includes service tax of Rs.30,270/- besides Rs.1,00,000/- against the life time maintenance. He paid total consideration amount of Rs.9,30,270/- through cheques dated 29.04.2014, 03.04.2015 and RTGS dated 17.10.2015 and the same finds mention in the third schedule of the Agreement. She also submits that the respondent had assured to complete the project and handover delivery of possession of the flat within the specified period of time but neither project has been completed nor flat has been handed over till date and further remotely there is no hope of completion of the project in future. Hence, the present complaint has been filed for refund of money along with interest.

3. Director of the respondent – company Mr. Alok Kumar appears through video conferencing from the Phulwari Sharif

/2/

Jail. He does not dispute execution of Agreement For Sale between him and the complainant in connection with purchase of the aforesaid flat by the complainant and payment of Rs.9,30,270/- made by the complainant to his company. On query made by the Bench regarding refund of money, he expresses inability.

4. Perused the record. The Bench observes that the respondent - promoter neither honoured the commitment made to the complainant of completing the project and handing over possession of the flat within the specified time nor has refunded the principal amount of the complainant. However, Director of the respondent – company Mr. Alok Kumar during course of submissions through video conferencing from the Phulwari Sharif Jail admits about payment made by the complainant of Rs.9,30,270/- against Flat no. 505 in the project “ Power Grid Nagar, Block –PG- II” but he expresses inability to refund the aforesaid amount on account of financial crunch being faced by him.

5. Taking into consideration the aforesaid submission of learned counsel for the complainant as well as Director of Respondent - company and on going through the material available on record, the Bench directs the respondent - company and its Director Mr. Alok Kumar to refund the principal amount of Rs.9,30,270/- to the complainant along with interest at 2% above marginal cost of lending rate of the State Bank of India since the date of payment of the principal amount till the date of refund within sixty days of issuance of the order.

6. The complainant is at liberty to press other claims, if any, which are in the nature of compensation, before the Adjudicating Officer, RERA.

**With the aforesaid observations and directions, this case is disposed of.**

**Sd/-**

**(Ved Prakash)**

Special Presiding Officer, RERA, Bihar.