

REAL ESTATE REGULATORY AUTHORITY, BIHAR,

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer

RERA/CC/497/2024

Rinki Kumari

....

Complainant

Vs.

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

PROJECT: AGRANI KHAGAU CITY

For the Complainant: Mr. Ranjan Kumar, Advocate

For the Respondent: Mr. Alok Kumar, Director,

19.06.2025

ORDER

Learned counsel Mr. Ranjan Kumar on behalf of the complainant is present but Mr. Alok Kumar, Director of the respondent company, has been produced by the Phulwari Sharif Jail Authority through video conferencing.

2. Learned counsel for the complainant submits that in the year, 2018 the complainant booked a flat having built up area of 1350 sq. ft. along with car parking in the project “ Agrani Khagaul City located at Khagaul, Danapur, on consideration amount of Rs.15,00,000/- which was paid by the complainant through cheques dated 25.01.2018, against which the respondent issued payment receipts which are kept on record. He further submits that the respondent – promoter had assured to complete the project and handover possession of flat as soon as possible but even after receiving the entire consideration amount neither the respondent completed the project nor handed over possession of flat so far. Whenever the complainant made query to know about progress of work of the project, the respondent did not give any kind of response and ultimately when the complainant felt herself cheated by the respondent she requested through letter dated 12.04.2019 to refund her money but till date that letter was not responded by

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the respondent. Hence, this complaint by the complainant for refund of principal amount along with interest and compensation.

3. Director of the respondent company has not disputed about booking of flat by the complainant and making payment of Rs.15,00,000/- by her through cheques dated 25.01.2018. He submits that he is ready to refund the aforesaid amount of the complainant.

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 flat to her within the time granted nor refunded the principal amount of the complainant in spite of request being made by her vide letter dated 12.04.2019. However, the respondent - promoter agrees to refund the principal amount along with interest to the complainant at the earliest.

5. Taking into consideration the aforesaid submissions made by the parties 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.15,00,000/- to the complainant along with interest at 2% above marginal cost of the lending rate (MCLR) of the State Bank of India on the total principal amount which becomes due till the date of payment within sixty days of this 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.