

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mr.Ved Prakash,
Special Presiding Officer

RERA/CC/386/2025

Manju Kumari

....Complainant(s)

Vs

M/s Agrani Homes Real Marketing Pvt. Ltd.
PROJECT- Agrani Daffodils City

....Respondent

For the complainant:

Mr.IshtiyaqueHussain (Adv.)

For the respondent :

Mr.Alok Kumar (Director)

13.08.2026

O R D E R

Hearing is taken up. Shri Ishtiyaque Hussain, learned counsel on behalf of complainant is physically present, but Shri Alok Kumar, the Director of respondent company appears through video conferencing.

2. Learned counsel for complainant submits that the instant complaint case has been filed against the respondent for seeking refund of the booking amount of Rs. 9, 80,683/- to the complainant along with interest.

3. The learned counsel for the complainant further submits that the complainant had booked a flat (3 BHK) bearing no. 101 under CLP for an area of 1280 sq. ft on first floor in Block-D of the proposed project, Daffodils city, situated at Mahuabagh, Patna, which is also mentioned in KYC (Ann-1). Further the price of the said flat was fixed at Rs. 40,58,780/- out of which he paid Rs. 9,80,683/-in installments to the respondent (Rs.1,51,000/dated22.02.2017,Rs.5,00,000/dated22.04.2017,Rs.3,00,000/-dated 21.11.2017 and Rs.29,683/-dated 21..11.2017and Money receipts filed as Ann-2 series) .

4. Learned counsel further submits that it was promised by the respondent company to complete the project within 36 months with a grace period of six months. The complainant waited for more than 7 years, but respondent promoter informed that due to delay in map approval, which is in process, the construction work is being delayed. Learned counsel further submits that the respondent promoter has kept the complainant in dark as

to the start of the construction work. Later on the registration of the said project was also rejected by the Authority.

5. Shri Alok Kumar, the Director of the respondent company on query, did not reply in positive manner. He submitted that he was not in a position to make refund of the said amount due to financial constraints.

6. Taking into consideration the above facts as well as on going through the record, the Bench observes that the registration of project, Daffodils City located in Mahuabagh, Patna was already rejected by the Authority. In such view of the matter, it will not be out of place to call it a dropped project which is not going to take its shape at any point of time. The respondent promoter has not controverted on payment of principal amount Rs.9, 80,683/-by the complainant to the respondent. The complainant has also prayed for refund of the booking amount. The Bench also holds that it is a case of refund of the principal amount and it can be disposed of accordingly.

7. In the backdrop of the above facts and circumstances of the case, the Bench/Authority hereby directs the respondent company through its Director, Shri Alok Kumar to refund the principal amount Rs. 9, 80,683/- to the complainant along with interest at the rate of 2% above the MCLR of State Bank of India, as applicable for three years, since the date of payment till the date of refund, within a period of 60 days from the date of this order.

8. So far as compensation is concerned, the complainant, if so advised, shall be at liberty to seek this remedy before the Adjudicating Officer, RERA, Bihar.

With these observations/directions, this complaint case is disposed of.

Sd/-
(Ved Prakash)
Special Presiding Officer
13.08.2026