

REAL ESTATE REGULATORY AUTHORITY, BIHAR,

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

RERA/CC/391/2024

Mr. Ravi Raj Kumar Complainant

Vs.

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

PROJECT: IOB NAGAR, BLOCK –C2

For the Complainant: Mr. Amit Kumar, Advocate

For the Respondent: In person

24.07.2025

ORDER

Learned counsel Mr. Amit Kumar on behalf of 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. Learned Counsel for the complainant submits that vide KYC dated 05.09.2018 the complainant booked Flat no.402 in Block C2 having area of 1250 sq. ft. along with car parking in the proposed project “ IOB Nagar, Block -C2” on consideration amount of Rs.15,00,000/- + Utility Charge of Rs.2,00,000/-, out of which he paid Rs.15,00,000/- on different dates, which finds mention at page 2 & 3 of the complaint petition. The respondent on getting payments used to issue payment receipts and the same have been brought on record as Annexure -1 series. He further submits that when the respondent did not execute Agreement For Sale in favour of the complainant even after getting payment of the aforesaid amount, the complainant asked for refund of his money but the respondent did not give any positive response. He also submits that till date the respondent has not even laid a brick for construction at the site of the project. Hence, the instant complaint by the complainant for refund of his 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 the payment of Rs. 15,00,000/- made by the complainant against booking of Flat no.402 in Block –C2 of the project as well as payment receipts showing payment of Rs.15,00,000/- by the complainant to the respondent and KYC dated 05.09.2018 issued by the respondent. 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 even after request for refund. 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.15,00,000/- against booking of Flat no. 402 in the project “ IOB Nagar Block –C2” 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.15,00,000/- to the complainant along with interest at 2% above marginal cost of lending rate (MCLR) of the State Bank of India on the principal amount since the date of its payment till the date of refund 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.