

**REAL ESTATE REGULATORY AUTHORITY, BIHAR,**

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

**RERA/CC/377/2024**

Salendra Pratap Singh .... Complainant

Vs.

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

**PROJECT:** Agrani Emerald, Block -B

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For the Complainant: Mr. Ishtiyaque Hussain, Advocate

For the Respondent: In person

**26.06.2025**

**ORDER**

Learned counsel Mr. Ishtiyaque Hussain 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 on 15.04.2016 the complainant booked Flat no.306, in Block B of 1400 sq. ft. in the project “Agrani Emerald” on consideration amount of Rs.34,30,000/- out of which Rs.4,62,688/- was paid by the complainant through cheques & NEFT dated 03.05.2016, 19.10.2016 & 20.05.2016, against which the respondent issued payment receipts, which are on record. He further submits that from the money receipts as well as KYC dated 15.04.2016, which are kept on record, it is clearly evident that the complainant booked Flat no.306 in Block of the project about six years back but surprisingly even after waiting for such a long time there is no development in the project. Even the respondent after coming into force of RERA Act, 2016 has also not got the project registered with RERA. He also submits that now there is no possibility of work to be started in near future. Hence, the present complaint by the complainant for refund of the principal amount with interest.

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

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Jail. He does not dispute the payment of Rs.4,62,688/- made by the complainant against booking of Flat no.306 as well as payment receipts and KYC issued by the respondent which are on the record. 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 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.4,62,688/- against booking of Flat no.306 in the project “Agrani Emerald, Block -B” 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.4,62,688/- 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 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.