

REAL ESTATE REGULATORY AUTHORITY, BIHAR,

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

RERA/CC/520/2024

Ashok Kumar Singh Complainant

Vs.

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

PROJECT: AGRANI PG TOWN

For the Complainant: In person

For the Respondent: Mr. Alok Kumar, Director,

31.07.2025

ORDER

The complainant appears in person but Mr. Alok Kumar, Director of the respondent – company, is produced by the Jail Authority of Phulwari Sharif Jail through video conferencing.

2. It is relevant to note here that on 31.07.2025 the complainant files a petition stating therein that he has left his Advocate and he will pursue this case himself. Keep the petition on record.

3. The complainant submits that he booked Flat no.205 of 1300 sq. ft. on 2nd floor in Block – G with one reserve car parking in the project “Agrani PG Town” located at Sarari, Danapur, Patna, on consideration amount of Rs.15,00,000/- + GST as applicable vide Memorandum Of Understanding executed in the year, 2020 between him and the respondent – promoter. Out of the total consideration amount he paid Rs.14,25,175/- upto 30.01.2020 and acknowledgement receipts were issued by the respondent, copies of which are kept on record. He further submits that while booking the respondent had assured for delivery of possession of the flat within the specified period of time but even after lapse of such a long period, the respondent has failed to develop and complete the project. Hence, he filed this complaint seeking direction to the respondent for delivery of possession of the flat after getting remaining consideration amount. Lastly, he submits that after getting too much harassed by the respondent and having no hope of delivery of possession of the flat he has requested vide petition dated 17.05.2025 for refund of principal amount along with interest.

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4. Director of the respondent – company Mr. Alok Kumar appears through video conferencing from the Phulwari Sharif Jail. He does not dispute the payment of Rs.14,25,175/- made by the complainant against booking of Flat nos.205 in Block – G as well as payment receipts brought on the record by the complainant and KYC dated 26.09.2018 issued by the respondent. On query made by the Bench regarding refund of money, he expresses inability.

5. 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.14,25,175/- against booking of Flat nos.205 in Block – G of the project “ PG Town” but he expresses inability to refund the aforesaid amount on account of financial crunch being faced by him.

6. In the backdrop of the submissions made by the complainant 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.14,25,175/-, 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 since the date of payment till the date of refund within sixty days of this order.

7. 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.