

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

RERA/CC/97/2025

Rajnikant Ranjan

....Complainant(s)

Vs

M/s Agrani Homes Real Marketing Pvt. Ltd.

....Respondent

PROJECT- Agrani P.G. Town

For the complainant:

In Person

For the respondent :

Mr. Alok Kumar (Director)

30.04.2026

O R D E R

The complainant is present in person, but Shri Alok Kumar, the Director of respondent company appear through video conferencing.

2. The complainant through the instant complaint case is seeking refund of the principal amount with interest.

3. The complainant submits that he has paid the total principal amount of Rs. 15,46,000/- out of consideration Rs. 17,76,500/- to the respondent for purchase of a flat no. 205 in Block- A of the project, "Agrani P.G. Town" of the respondent. The complainant further submits that the KYC was also done between the parties on 01.09.2016 regarding the deal.

4. On the other hand, Shri Alok Kumar, the Director of respondent company who is appearing through video conferencing, submits that though he has no objection with respect to payment of Rs. 15,46,000/- made by the complainant, but presently he is not in a position to redress the grievances of the complainant. He simply expressed his inability to resolve the dispute on account of insufficiency of funds at present juncture.

5. The complainant has filed on record the payment receipts in support of his claim, which are as below;

Receipt no. & date	Amount in Rupees	Mode of payment.
1495/ 01.09.2016	Rs. 50,000/-	Through NEFT
1494/ 01.09.2016	Rs. 25,000/-	Through NEFT
1496/02.09.2016	Rs. 25,000/-	-do-

1858/23.02.2017	Rs. 2,00,000/-	-do-
1590/20.09.2016	Rs. 2,50,000/-	-do-
1580/15.09.2016	Rs. 1,50,000/-	-do-
1855/22.02.2017	Rs. 2,00,000/-	-do-
1659/27.12.2016	Rs. 1,00,000/-	-do-
15,03.2017	Rs. 2,00,000/-	Through cash
04.11,2016	Rs 3,00,000/-	Through cash
2255/30.06.2017	Rs.46,000/-	Through NEFT

6. Taking into consideration the submissions of both the parties as well as on going through the record, it appears that the respondent is neither handing over the possession of flat nor is refunding the principal amount to the complainant. In such a situation, the complainant cannot be left high and dry in the hands of the respondent company. The Authority has to protect the interest of the complainant.

7. In view of the above discussions, this Bench hereby directs the respondent company through its Director, Shri Alok Kumar to refund the principal amount of Rs. 15,46,000/- along with interest to the complainant @ 2 % above the MCLR of State Bank of India, applicable for three years, within 60 days of passing of the order.

With these directions and observations, the present complainant case stands disposed of.

Sd/-
(Ved Prakash)
Special Presiding Officer