

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Special Presiding officer,**

**Mr. Ved Prakash, RERA, Bihar**

**Case No: RERA/CC/333/2024**

**Awadhesh Kumar Singh**

**...Complainant**

**Versus**

**M/s. Agrani Homes Pvt. Ltd.**

**...Respondent**

**Project: Agrani Prakriti Vihar**

**Present: For Authority: In Person**

**For Respondent: Mr. Alok Kumar, Director**

**(Virtual Mode)**

**08.05.2025**

**ORDER**

1. The matter was taken up. The complainant is present in person. Sri Alok Kumar, Director of the respondent company produced through video conferencing by Phulwari Sharif Jail Authorities.
2. The instant case has been filed against the respondent company by the complainant for the primary relief of refund with interest.
3. The fact of the case is that the complainant purchased two plots bearing plot no. 844, area 1200 sq. ft @575/- per sq. ft. as company plot no. D39 and D40 in the above project from the respondent company. The complainant for the purchase of the said plots made a payment of total amount Rs. 6,50,000/- (hereinafter referred to as **“the principal amount”**) in different tranches. The complainant has attached the receipts of the payment made to the respondent.

4. The complainant submits that the respondent company failed to deliver the possession of the plot and execute the sale deed in favour of the complainant. The complainant further submits that on realisation that the respondent will not be able to deliver the possession, he sought refund of the amount paid for the plots from the respondent, but the said request was not given any heed by the respondent company. Hence, the complainant was left with no choice other than to file complaint case before the Authority for refund of the principal amount with interest.
5. The complaint proceedings commenced on the failure of the conciliation between the parties vide order dated 09.09.2024.
6. Perused the record. It is evident that the respondent company, neither honoured the commitment made to the complainant of handing over the land nor has been refunding his money in spite of repeated request made by the complainant. Moreover, the director of the respondent company appearing through video conferencing mode expressed his inability and incompetence in refunding the principal amount to the complainant. Considering the hardship being faced by the complainant and also the indifferent and non-cooperative attitude of the respondent – promoter, it will not be proper to allow this case pending for further period and accordingly, this case is disposed of today itself.
7. Taking into consideration the submission made by the complainant and ongoing through the material available on the record, the Bench directs the respondent company M/s Agrani Homes Pvt. Ltd. And the Director Sri Alok Kumar to refund the principal amount Rs.6,50,000/-to the complainant along with interest within sixty days of this order. The rate of interest

payable by the promoter shall be at two percent above the Marginal Cost of Lending Rate of the State Bank of India since date of payment till the date of refund.

8. The complainant is at liberty to press other claims, if any, which are in the nature of compensation, before the Adjudicating Officer, RERA, Bihar.

With these observations and directions, the matter is disposed of.

**Sd/-**  
**(Ved Prakash)**  
**Special Presiding Officer**  
**RERA, Bihar**