REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA, Bihar

Exe. Case No. 267/2024

RERA/CC/850/2021

Arvind Kumar …...Complainant/ Executant

Vs

M/s Agrani Infra Developers Pvt. Ltd. …..Respondent

Project: Agrani Woods

Present: For Complainant: Mr. Mukesh Kumar, Advocate
For Respondent: Mr. Abhinay Priyadarshi, Advocate

14/08/2026 **PROCEEDING**

Hearing taken up. Mr. Mukesh Kumar, learned counsel for the complainant is present. Mr. Abhinay Priyadarshi, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that the complainant had paid a total amount of Rs.21.70 lakh but has been refunded only Rs.14.70 lakh and that too only a principal amount and not the interest. He, therefore, requests for remaining payment of Rs.7.00 lakh to be made to him along with interest over the entire amount.

Learned counsel for the respondent submits that a more perusal of the order of the Authority dated 21.01.2022 passed in RERA/CC/850/2021 clearly mentions at page-4 that the complainant had failed to provide documentary evidences for payment of Rs.21.70 lakh and hence, the Bench had directed the respondent to refund Rs.14.70 lakh as per the submission of the respondent. He also submits that the respondent has already refunded Rs.14.70 lakh to the complainant in compliance with the order of the Authority. Now only the interest amount is remaining to be paid.

Learned counsel for the complainant submits that he had actually paid Rs.21.70 lakh and not Rs.14.70 lakh but when enquired about the same, he failed to convince the Bench as to why the Authority had ordered for payment of Rs.14.70 lakh instead of Rs.21.70 lakh.

On perusal of the said order of the Authority, the Bench observes that on account of failure of the complainant to produce documentary evidences/ receipts for payment of Rs.21.70 lakh as stated by the complainant, the Authority issued direction for payment of refund of Rs.14.70 lakh only in the light of the submission of the respondent. In the said order the Authority has also directed for payment of interest @ 4% over MCLR of SBI. The Bench, therefore, directs the complainant to file another complaint case along with concrete evidences in order to prove that they had paid Rs.21.70 lakh to the respondent and accordingly obtain a fresh order from the Authority in this respect for payment of the remaining amount of Rs.7.00 lakh as claimed by him.

However, as far as the payment of interest over the received amount of Rs.14.70 lakh is concerned, the complainant is directed to give details of the calculated interest @ 4% above the MCLR of SBI from the date of payment of the said amount till the date of refund so that a direction be given to the respondent for making payment of the same within one month from the date of the order.

Put up this case on 16.10.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner.
RERA, Bihar