

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/CC/21/2024**

**Bimla Verma**

**.....Complainant**

**Vs**

**M/s Agrani Infra Developers Pvt. Ltd.**

**.....Respondent**

**Project: PLOT**

**Present: For the Complainant: Mr. Pulkit Thakur, Advocate  
For the Respondent: Mr. Rabindra Kumar, Advocate**

**29.07.2025**

**PROCEEDING**

Hearing taken up. Mr. Pulkit Thakur, learned counsel appears for the complainant. Mr. Rabindra Kumar, learned counsel is present on behalf of the respondent.

Learned counsel for the respondent submits that the complainant has mentioned in paragraph 5 of her complaint petition for a direction to the respondent for refund of the consideration amount to the tune of Rs.8.00 lakh with interest @18% from the date of accrual till the date of disbursement in terms of Rule 17 of the Real Estate (Regulation and Development) Act, 2016 as also to direct the respondent to pay litigation costs of Rs.80,000/- as also for payment of a compensation of Rs.7.00 lakh for mental agony and harassment having been suffered by the complainant for deficiency in service and due to huge cost incurred to her.

Learned counsel for the respondent himself admits that the land in question is not available in the said area. Learned counsel for the respondent submits that he wishes to give the complainant a plot in Agrani Woods where the land is available and can be handed over to her.

Learned counsel for the complainant seeks time for the same as necessary instructions can be sought till then by him from his client.

Put up on 04.09.2025 for further hearing.

Sd/-  
(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar