

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of**

**Hon'ble Member Mr. S.D. Jha, RERA, Bihar,**

**RERA/CC/212/2022**

**Rajesh Kumar ..... Complainant**

**Vs.**

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

**For the complainant: Ms. Snigdha, Advocate**

**For the Respondent: None**

**Project:- AGRANI SBI NAGAR, BLOCK – E**

**PROCEEDING**

**11.09.2024** Hearing taken up. Ms. Snigdha, Advocate, appears for the complainant. The respondent is absent.

Learned counsel for the complainant submits that the restoration application dated 16.08.2024 has been filed for restoration of complaint (RERA/CC/212/2022) which stood dismissed as not pressed vide order dated 16.06.2023. She further submits that the complainant is in active service of Indian Air Force and due to exigency of work he could not appear in the proceedings.

After considering the submissions of learned counsel for the complainant and going through the restoration petition, the restoration petition is allowed and the complaint is restored to its original file.

Learned counsel for the complainant further submits that the complainant booked Flat no.104 of 1300 sq. ft in Block E of the project "SBI Nagar" located at Dhawalpura, P.S Bypass road, Patna, and out of the total consideration amount he paid Rs.10,00,000/- and acknowledgement receipts thereof were issued, which are kept on record, but the respondent did not execute the Agreement For Sale on one pretext or the order. Hence, the complainant wants refund of his money along with interest. On query she submits that cancellation letter has not been sent to the respondent for refund of money. She is directed

to get the cancellation letter sent to the respondent through mail with a copy to the office of the Authority within two weeks.

Issue notice to the respondent to file counter reply within two weeks and appear on the next date of hearing. In case of non-appearance it would be presumed that the respondent has nothing to say in this matter and an order would be passed on the basis of material available on the record.

Put up for hearing/order on 04.10.2024.

**Sd/-**  
**S.D. Jha,**  
**Member**