



**REAL ESTATE REGULATORY AUTHORITY (RERA)  
IN THE COURT OF ADJUDICATING OFFICER**

**4<sup>TH</sup> & 6<sup>TH</sup> FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION CAMPUS  
HOSPITAL ROAD, SHASTRI NAGAR  
PATNA-800023**

**RERA/CC/825/2019  
RERA/AO/237/2019**

Sri Manikesh Kumar Sharma, S/o Sri Sitaram  
Sharma, Vill-Sirsa Balli, Post-Saray Box, P.S.-  
Bheldi, Chhapra, District-Saran, PIN-841311. ... Complainant

Versus

1. M/s Agrani Homes Pvt. Ltd. House No.15, Ward  
No.1FA, Patliputra Colony, Near Ruban  
Hospital, Patna-800013.

Through it's Director,

2. Sri Alok Kumar, S/o Sri Padum Singh,  
Director, M/s Agrani Homes Pvt. Ltd., House  
No.114, Yogipur, Chitra Gupta Nagar, P.S.-  
Patrakar Nagar, P.O. Lohia Nagar, Kankarbagh, ... Respondents  
Patna-800020

**Present:**

**Sri Ved Prakash  
Adjudicating Officer**

**Appearance:**

For Complainant : Sri Rakesh Roshan Singh, Advocate

For Respondents : Sri Alok Kumar, Director

**ORDER**

03-02-2021

This complaint petition is filed by the complainant,  
Sri Manikesh Kumar Sharma against the Respondent No.1,  
M/s Agrani Homes Pvt. Ltd. through it's Director, Respondent  
No.2, Sri Alok Kumar u/s 31 read with Section-71 of Real Estate  
(Regulation and Development) Act, 2016 (hereinafter referred as the

“Act, 2016”) for refund of his paid principal amount Rs.2,50,000/- along with compensation and interest accrued thereon.

2. In nutshell, the case of the complainant is that the complainant, Sri Manikesh Kumar Sharma has booked a flat in the project “Agrani Sunrise City” of the Respondents on consideration of Rs.25,52,000/- plus taxes and he has paid advance principal amount Rs.2,50,000/- to the Respondents.

3. The complainant, Sri Manikesh Kumar Sharma along with his learned lawyer, Sri Rakesh Roshan Singh and Respondent No.1 through Respondent No.2, Director, Sri Alok Kumar appeared through video conferencing. The complainant through his learned lawyer, Sri Rakesh Roshan Singh has filed a petition dated 03-02-2021 praying therein to allow withdrawal of the present case on the ground that the Respondent, Sri Alok Kumar has refunded the paid principal amount Rs.2,50,000/. The complainant has filed photocopy of the money receipts issued by the Respondents, which support the above payment. The complainant has also filed photocopy of the letter dated 15-02-2019 issued to the Respondents for cancellation of flat allotted to him.

4. The complainant submitted that he has waived the compensation and interest etc. accrued on the paid principal

03-02-2021  
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amount and now the case may be allowed to be withdrawn, as the Respondent has already refunded the paid principal amount Rs.2,50,000/- (Rupees two lacs fifty thousand only) to him and now he has no grievance against the Respondents.

03-02-2021  
CONTINUED

Accordingly, withdrawal petition dated 03-02-2021 is allowed and the complaint petition filed by the complainant Sri Manikesh Kumar Sharma is hereby allowed as withdrawn.

Sd/-  
(Ved Prakash)  
Adjudicating Officer  
RERA, Bihar, Patna  
03-02-2021