

# **REAL ESTATE REGULATORY AUTHORITY, BIHAR**

2 nd Floor, BSNL Telephone Exchange, North Patel Nagar, Road No. 10, Patna -800023

**Hearing before the Double Bench of Hon'ble Chairman, Mr. Naveen Verma,  
& Hon'ble Member, Mrs. Nupur Banerjee**

**Case No.:-RERA/CC/359/2021**

**Neetu Kumari.....Complainant**

**Vs**

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

**Project: Agrani PG Town- Block B**

**04.02.2022**

## **ORDER**

This matter was last heard on 20.01.2022.

The complainant had booked a flat in Block-B, in Agrani PG Town located at Sarari, Danapur and had paid Rs.13,58,500/- (Thirteen lakh fifty-eight thousand five hundred) out of the total consideration amount of Rs 15,67,500/-. She submitted that the respondent never apprised her about the status of the project and even after five years, construction work has not yet started. Hence, she has filed the present case seeking relief for the refund of the deposited amount along with 20% compound interest and compensation of Rs.5,00,000/- for mental harassment and Rs 51,000/- for legal expenses.

The complainant has placed on record, copies of money receipt no. 1375 for Rs.3,00,000/- dated 25.07.2016; receipt no. 1382 for Rs.6,50,000/- dated 29.07.2016; receipt no. 1459 for

Rs.4,08500/- dated 29.08.2016; receipt no. 336 for Rs.15,67,500/- (total consideration amount) dated 25.07.2016; issued by the respondent company in respect of payments made.

No reply has been filed on behalf of the respondent. However, Mr. Alok Kumar, Managing Director of the respondent company was present on the last date of hearing and did not challenge the submission of the complainant and the facts are being admitted.

The Bench observes that the application of registration of Project "PG Town" has been rejected by the Authority by order dated 02.09.2021.

On the basis of the records and submissions made, the Bench hereby directs the Respondent Company and their Directors to refund the principal amount of Rs.13,58,500/- to the complainant along with interest at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years or more from the date of taking the booking within sixty days of issue of this order.

The complainant is at liberty to press her claim for compensation before the Adjudicating Officer.

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

Sd/-

**Naveen Verma**  
**(Chairman)**

Sd/-

**Nupur Banerjee**  
**(Member)**