

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**

**Before the Double Bench of Mr Naveen Verma, Chairman &**

**Mrs Nupur Banerjee, Member**

**Case No. RERA/CC/503/2019**

Manoj Kumar.....Complainant

Vs

M/s Agrani Homes Pvt Ltd.....Respondent

**Projects: Suraj Suman Block A**

**Present: For Complainant: In person**

**For Respondent : Mr. Pravin Kumar, Advocate**

**ORDER**

**2-12-2021**

The matter was last heard along with the batch of cases before the

**6-12-2021**

double bench on 24.11.2021.

The case of the complainant is that the complainant booked a 2BHK Flat bearing flat no. 307 in October 2013. The complainant submitted that the respondent company assured the complainant that the project would be completed in 3 years and handed over by December 2016. Accordingly the complainant paid Rs. 2,48,653/- vide cheque dated 05.10.2013 against which memo no 680 was issued and Rs. 3,00,200/- vide cheque dated 08.02.2014 against which memo no. 390 was issued. The complainant had submitted that later, the complainant met with the officials of Agrani in the month of May, 2014 and requested to change the booking to a 3BHK Flat bearing no. 408 in the same block. Thereafter, the complainant had paid Rs. 1,54,736/- vide cheque dated 03.05.2014 against which memo 289 was issued. The complainant alleged that Mr. Alok Kumar, MD of the respondent company informed the complainant that the drawing of the project is in progress and the project would be started shortly. A number of assurances were given to the complainant however even after lapse of 6 years, the project could not be started. The complainant has filed the case seeking refund of the amount paid with interest.

The complainant has placed on record aadhar card of the complainant and money receipts bearing nos. 390,680 and 289.

Perused the records of the case. No reply has been filed by the respondent company. The Bench notes that Mr. Alok Kumar, MD of the respondent

company has attended all the previous hearings virtually except the hearing conducted on 24-11-2021 and orally authorized Mr. Pravin Kumar to represent the respondent company. A penalty of Rs. 10,000/- was imposed upon the respondent company for his non-appearance which has not been deposited by the respondent company.

In previous hearings, the MD of the respondent company submitted that a number of FIRs have been lodged against him by the landowner Manish Kumar with whom Mr. Alok Kumar later has entered into a compromise wherein the landowner is ready to return the amount of around Rs. 1 Crore to the company.

The Bench was also informed that the respondent company was unaware of the development agreement executed between landowner and M/s Hira Panna Infra Projects Pvt. Ltd and upon learning the same, the respondent company cancelled 2 agreements out of 4 agreements with the landowner.

The Bench has taken note of the submissions of the parties. A penalty of Rs. 20,000/- was imposed upon the respondent company vide interim order passed on 07.10.2021 for not furnishing copies of FIRs filed against the respondent company along with the compromise agreement with the landowner, which has also not been deposited till date.

The Bench observed that the liability to refund the amount to the allottees is upon the respondent company and it is for them to arrange the money from whatever sources they desire.

After perusing the records and hearing the submissions of both the parties, the Bench hereby directs the respondent to refund the principal amount paid by the complainant with interest at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years from the date of taking the booking till payment within sixty days of issue of this order.

As far as the penalty of Rs. 30,000 (10,000 + 20,000) imposed upon the respondent company is concerned, the Bench notes that if the said amount is not paid within the period of 60 days as stated above, the same shall be recovered as arrears of land revenue as enumerated u/s 40(1) of the Act.

With these directions, the matter is disposed of.

Sd/-  
**Nupur Banerjee**  
**Member**

Sd/-  
**Naveen Verma**  
**Chairman**