

REAL ESTATE REGULATORY AUTHORITY, BIHAR
2nd 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/1750/2020

Dharmendra Kumar.....Complainant

Vs

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

Project: Agrani PG Town- Block A

17.02.2022

O R D E R

This matter was last heard on 04.02.2022.

The case of the complainant is that he booked a flat no. 208, second floor, measuring 1300sq.ft in Block A of P.G. Town located at Sarari, Danapur by paying total consideration amount of Rs. 14,00,000 (Fourteen Lakh). The complainant has further submitted that till date neither the development work has been commenced nor any agreement has been executed in his favour. Since there was no development/construction of the project, complainant has prayed for refund of principal amount with 18% compound interest.

The complainant has placed on record copies of receipt bearing no. 2295 for Rs. 3,00,000/- issued on 12.07.2017; receipt bearing no. 4025 for Rs. 3,00,000/- issued on 06.07.2017; receipt bearing no. 2514 for Rs.

1,00,000/-issued on 13.10.2017; receipt bearing no. 2363 for Rs. 2,00,000/- issued on 19.08.2017; receipt bearing no. 2362 for Rs. 3,00,000/-issued on 19.08.2017; receipt bearing no. 2329 for Rs. 1,00,000/-issued on 31.07.2017; receipt bearing no. 3496 for Rs. 1,00,000/-issued on 30.10.2018, totalling to Rs.14 lakh.

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 requested for time to file reply. The Bench had directed the respondent to file his reply within one week with a copy to the complainant.

The Bench notes that the respondent has not complied the last order direction dated 04-02-2022. Therefore a token penalty of Rs.10,000 (Ten Thousand) is imposed upon the respondent company for violating the directions of the Bench to be paid within a week of issuance of the order.

On the perusal of records filed by the complainant, the Bench hereby directs the Respondent Company and its Directors to refund the amount of Rs.14,00,000/- to the complainant along with interest at the rate of Marginal cost of lending rate (MCLR) as applicable for three years from the date of deposit to the date of refund within sixty days of issue of this order.

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

Sd/-

Nupur Banerjee
(Member)

Sd/-

Naveen Verma
(Chairman)