

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Double Bench of Mr. Naveen Verma, Chairman  
& Mrs. Nupur Banerjee, Members**

Case No. CC/29/2021,

Mrs. Indra Bhushan Choudhary & Anr.....Complainant

Vs

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

PROJECT: - PG-1

**ORDER**

**20-01-2022** This matter was last heard on 06-01-2022.

The case of the complainants is that they had booked an apartment bearing Flat No. 103, measuring 1626 sq. ft., in project Power Grid -1 and had deposited Rs.10 Lakhs as advance out of total consideration amount of Rs.17Lakhs .Since work has not yet started, they have requested for refund of the deposited amount with interest.

The complainants have placed on record money receipts dt.19-09-2018 for Rs.1lakh & 1 lakh respectively, dt.05-09-2018 for Rs.2.5 lakh, dt.05-10-2018 for Rs.1.5 lakh, dt.14-09-2018 for Rs.50,000/-, dt.01-09-2018 for Rs.2 lakh & dt.01-10-2018 for Rs.1.50 lakh, totalling to Rs.10 lakh, issued by the respondent company in respect of payments made.

The respondent has not filed any specific reply in this case but during the course of hearing on 06-01-2022 where in the batch of cases, this case was also listed, Mr. Alok Kumar, MD of the respondent company had submitted that the respondent company is ready to offer plots to the complainants in Prakriti Vihar project.

However his proposal was not accepted by the complainants who reiterated their request for refund.

It is apparent from the record that notwithstanding the fact that the project was not registered, the promoter went ahead with new bookings in 2018. This is a blatant violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016. Suo motu proceedings may be initiated against the respondent company under section 59 of the Real Estate (Regulation and Development) Act, 2016.

The Bench observes that the registration of the Project- Prakriti Vihar has been rejected by the Authority. The Authority can consider the request for permission sell the plots and arrange money to refund the amount to the complainants and other allottees only if the respondent submits a written application in this regard.

The Bench notes that, a petition has been filed on 14-01-2022 on Rs. 10 stamp paper duly notarised wherein Mr. Alok Kumar has made certain prayers and also mentioned about various other projects. In the petition, on page 9 under the heading “Agreement and Registry Fund”, Mr. Alok Kumar has stated that registration of some flats are pending as it was restrained by an order of the Authority. Mr. Alok Kumar has given on oath to pay Rs. 63 lacs to the Authority after the ban on registration is revoked by the Authority. Mr. Alok Kumar has also furnished list of vacant flats in different projects and has sought permission from the Authority to sell these flats and pay money to the aggrieved allottees.

The Authority notes that it is the responsibility of the Directors of the respondent company to arrange the necessary resources to enable refund to the complainant and other aggrieved allottees. Taking into consideration the prayer of Mr. Alok Kumar regarding lifting of ban on registration, the Authority decides to consider the matter on case to case basis, only in respect of projects where there are no complaint cases pending, on the condition that the amount received after registration would be deposited in RERA for making further

payments to the aggrieved allottees. In so far as sale of vacant flats are concerned, the lien taken by the Authority can be lifted on case to case basis, but such sale shall be duly monitored by the Authority, and would be considered only in respect of projects where there are no complaint cases pending, on the condition that the amount received after registration would be deposited in RERA for making further payments to the aggrieved allottees. The respondent company shall initially receive the consideration amount of the flats and will then transfer the same to the Authority for purpose of releasing it to the aggrieved allottees.

After considering the documents filed and submissions made, the Bench hereby directs the Respondent Company and their Directors to refund the principal amount of Rs.10 lakh (Ten Lakh) to the complainants along with interest at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for two years from the date of taking the booking within sixty days of issue of this order.

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

Sd/-

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

Sd/-

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