

IN THE COURT OF ADJUDICATING OFFICER,  
REAL ESTATE REGULATORY AUTHORITY, BIHAR, PATNA

Complaint Case No.RERA/99/2018  
[Adjudicating Officer Case No.07/2018]

Mrs. Khushi Sanskriti, W/o Sumant  
Kumar, Vill-Chhakouri Bigha, P.O.-Banarsi  
Bigha, P.S.-Ben, District-Nalanda-803117. - Complainant

Vs.

Mr. Alok Kumar, Director  
Agrani Homes Pvt. Ltd.,  
House No.15, Ward No.IFA, Patliputra - Respondent  
Colony, Patna-800013.

Present:

**Sri Ved Prakash - Adjudicating Officer**

For the Complainant - Khushi Sanskriti along with  
her husband, Nand Lal Gupta.  
For the Respondent(s) - Ms. Manisha Singh,  
Advocate

**ORDER**

27-12-2018 This case is filed by the complainant, Khushi Sanskriti u/s 18  
of Real Estate (Regulation & Development) Act, 2016 for refund of  
advance money paid Rs.4.00 lakh along with interest against the  
respondent, Alok Kumar, Director, Agrani Homes Pvt. Ltd.

2. In nutshell, case of the complainant is that an M.O.U. was  
executed in the year 2014 between Khushi Sanskriti and Alok  
Kumar, Director, Agrani Homes Pvt. Ltd. for purchase/sale of a flat



in Sampatchak on consideration of Rs.8.00 lakh and the complainant paid Rs.4.00 lakh including Service Tax Rs.12,360/-. Later on the project was cancelled due to Master Plan proposed by the Government of Bihar, as the same was within Green Forest Area. On cancellation of the project, the complainant demanded paid money along with interest from the respondent, which was refused. Hence, she filed this case praying for the above relief.

CONTINUE  
27-12-2018


3. During the argument, both the parties talked on compromise on the disputed points and the learned lawyer for the respondent in presence of an officer of the respondent company agreed to pay the advance money Rs.4.00 lakh along with 5% simple interest on the said amount from the date of 16-06-2013 till the time of payment. Now, more than five and half years have passed, so the respondent is also ready to pay Rs.1,10,000/- as simple interest at rate of 5% on the Earnest Money of Rs.4.00 lakh and the above amount of interest shall be paid to the complainant till 10<sup>th</sup> January, 2019. The respondent, a per agreement between both the parties, delivered two cheques bearing nos.557694 and 557695 dated 27-12-2018 for an amount of Rs.2.00 lakh each totalling Rs.4.00 lakh to Sumant Kumar, husband of the complainant Khushi Sanskriti. The complainant also is ready to take the above amount and compromise the case. The photocopy of delivery of two cheques dated 27-12-2018 of Rs.2.00 lakh each delivered to the husband of the complainant by the learned lawyer for the respondent is kept on the record.



4. It appears that both the parties have amicably settled the dispute and there is no need to continue the proceedings of this case. Therefore, this case is disposed of in terms of the compromise arrived between both the parties.

CONTINUE  
27-12-2018



  
(Ved Prakash)  
Adjudicating Officer  
27.12.2018