

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

Complaint Case No.RERA/62/2018  
[Adjudicating Officer Case No.16/2018]

Mrs. Urmila Devi, Urmila Niwas, Chanakya  
Vihar Colony, New Jaganpura ,Brahampur,  
P.S.-Ramkrishna Nagar, Patna-800027.

- Complainant

Vs.

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

- Respondent

Present:

**Sri Ved Prakash - Adjudicating Officer**

For the Complainant

- Mr. Nand Lal Gupta, Husband of  
complainant, Urmila Devi.

For the Respondent(s)

- Ms. Manisha Singh,  
Advocate

**ORDER**

27-12-2018

This case is filed by the complainant, Urmila Devi u/s 18 of  
Real Estate (Regulation and Development) Act, 2016 for refund of  
booking amount Rs.8,24,720/- along with interest against the  
respondent, Alok Kumar, Director, Agrani Homes Pvt. Ltd.

In nutshell, case of the complainant is that on 25-09-2014 an  
M.O.U. was executed between the complainant, Urmila Devi and  
respondent, Alok Kumar, Director, Agrani Homes Pvt. Ltd. For



purchase/sale of a flat at Sampatchak having area of 1200 sq.fts. on consideration of Rs.10,30,900/- including Service Tax Rs.30,900/- and out of the above consideration, the complainant paid Rs.8,24,720/- including Service Tax Rs.24,720/- as advance money. Later on the project was cancelled due to Master Plan proposed by Government of Bihar. The complainant demanded her capital money along with interest, which was for some reasons, refused by the respondent.

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3. During the hearing of the arguments, both the sides talked on compromise to resolve the dispute between them. The learned lawyer for the respondent submitted that due to some inconvenience, the payment to the complainant could not be done within a reasonable time and now the respondent is ready to pay. Both the parties agreed to resolve the matter of payment of Rs.8,24,720/- to the complainant by the respondent, in which previously the respondent had paid Rs.1,50,000/- to the complainant and today, as per agreement, learned lawyer for the respondent in presence of an officer of the company, Agrani Homes Pvt. Ltd. delivered 4 cheques bearing nos.557696 to 557699 for Rs.1.00 lakh, Rs.2.00 lakh, Rs.2.00 lakh and Rs.1,74,720/- to Nand Lal Gupta, husband of complainant, Urmila Devi. The learned lawyer for the respondent submitted that if cheques are submitted by the complainant, they will be honoured, as there is reasonable amount deposited in the account of the respondent. The photocopy

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of delivered cheques and receipt dated 27-12-2018 are also kept on the case record as proof of delivery of cheques.

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Since the matter has been compromised between the parties, there is no need to continue the proceeding of this case. Hence, this case is disposed of in terms of the compromise between the parties.



  
(Ved Prakash)  
Adjudicating Officer  
27.12.2018