

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**  
**Before the Single Bench of Mr. Naveen Verma, Chairman**

**Case No. RERA/CC/1106/2020**

**Ranjeet Kumar.....Complainant**

**Vs.**

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

**Project: - Agrani IOC Nagar, Shivala More**

**ORDER**

**10.08.2022**           The matter was last heard on 22.06.2022.

The case of the complainant is that he had booked a flat in the project and paid Rs. 14,24,062/- to the respondent in March 2017. However, as no construction work has been started on the project site, this complaint case has been filed for refund of paid consideration with 18% compound interest.

The complainant has placed on record a copy of the money receipt for the amount paid duly acknowledged by the respondent company, a copy of booking cancellation letter and KYC.

Perused the records. No reply has been filed by the respondent.

On the last date of hearing the complainant requested for refund of the amount paid along with interest.

The Bench had observed that due to non-compliance of its order a penalty of Rs.1000/- (Rupees One Thousand Only) had been imposed. The respondent is directed to pay the penalty within a fortnight.

The Bench notes that the complainant ought to have sent the letter for cancellation of his booking to the promoter and approached the Authority only after the promoter had failed to respond to such request. However, since the matter has been taken up for hearing, orders are being passed.

After considering the documents filed and submissions made by both the parties, the Bench hereby directs the respondent company and its Directors to refund the paid consideration of Rs. 14,24,062/- (Rupees Fourteen Lakh Twenty-four thousand sixty-two only) to the complainant along with interest at the rate of marginal cost of fund based lending rates (M.C.L.R.) of the State Bank of India as applicable for three years plus one percent from the date of taking the booking till the date of refund within sixty days of issue of this order.

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

**Sd/-  
Naveen Verma  
(Chairman)**