

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Mr. Naveen Verma, Chairman**

**Case No. CC/318/2021**

**Manish Kumar.....Complainant**

**Vs**

**Agrani Homes s Real Marketing Pvt. Ltd.. .....Respondent**

**Project: Agrani B.O.B City**

**ORDER**

**01.06.2022**

This matter was last heard on 27.04.2022.

The complainant booked flat bearing no. 203 in the project “B.O.B City” in 2017 and paid a sum of Rs. 4,00,000/-. As the respondent did not hand over the project within the stipulated time the complainant cancelled the booking. But even after cancellation of booking the respondent has not refunded the paid amount till date. The complainant has filed the present case seeking relief for refund of the amount paid along with 18% interest.

The complainant has placed on record a copy of, K.Y.C Aadhar card and copy of payment receipts against payment of Rs.4,00,000 duly issued by respondent.

Perused the record. The respondent has not filed any reply. Since they have not refuted the contention of the complainant during hearing, the claim is admitted.

On the last date of the hearing, the complainant reiterated his prayer. The Legal Representative for the respondent agreed that this case may be posted for order.

Taking note of the submissions the Bench hereby directs the respondent company and its Director to refund the principal amount of Rs 4,00,000/- to the complainant along with interest at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three

years plus one percent from the date of booking till the date of refund within sixty days of issue of this order.

With these directions , the matter is disposed of.

Sd/-

**Naveen Verma**

**(Chairman)**