

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Full Bench of Mr. Naveen Verma, Chairman,  
Mr. R.B. Sinha & Mrs. Nupur Banerjee, Members**

**Case No. RERA/CC/1538/2020**

**Urmila Gupta ..... Complainant**

**Vs.**

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

**Project: Patliputra Enclave**

**27.09.2021**

**29.11.2021**

**ORDER**

This matter was last heard along with the batch cases before the full bench on 06.09.2021.

The case of the complainant is that she booked a 3 BHK flat, having a super built up area of 1105 sq. ft. in the year 2016, in the proposed project "Patliputra Enclave" of respondent company and deposited Rs.17,00,000/- (Seventeen Lakhs Only) as one time payment through cheque. The complainant has paid Rs.7,50,000/- (Seven Lakh fifty thousand) vide cheque no. SBI 980463 dated 02.08.2016, and Rs.7,50,000/- (Seven Lakh fifty thousand) vide cheque no. SBI 673291 dated 02.08.2016, for which money receipt No.122 dated 02.08.2016, was issued, and Rs. 2,00,000/- (Two lakhs) vide cheque no. SBI 673294 dated 21.04.2017, for which money receipt No.155 dated 21.04.2017, was issued. Since no development/ construction of project took place, complainant applied for cancellation of flat on 21.10.2019, and requested for refund of booking amount along with interest.

Perused the records of the case. The Bench notes that the respondent company have not complied with the directions issued on the last date of hearing.

The Bench notes that Mr. Alok Kumar, Managing Director of the respondent company was present on the date of

hearing and has not challenged the submission of the complainant and the facts are being admitted.

The Bench notes that the respondent company have themselves withdrawn their application for registration of Project “Patliputra Enclave” and the Authority has since rejected their application by its letter dated 23.06.2021.

The Authority, therefore, directs the respondent company and their Directors to refund the principal amount of Rs. 17,00,000/- 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 or more plus two percent from the date of taking the booking to the date of refund within sixty days of issue of this order.

With these directions, the matter stands disposed of.

Sd/-

**Naveen Verma**  
(Chairman)

Sd/-

**R B Sinha**  
(Member)

Sd/-

**Nupur Banerjee**  
(Member)