

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**

**Case No. RERA/CC/108/2022**

**Bacha Kumar Giri**

**...Complainant**

**Vs.**

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

**Project: - “Agrani Crystal Avenue”**

**Order**

**19.04.2023**

This matter has been referred by the Conciliation Forum vide proceeding dated 29.06.2022 as the respondent had not taken steps to settle the matter amicably. This matter was heard on 21.03.2023. The respondent was absent.

The case of the complainant is that he had paid Rs. 4 lakh for a plot in the project “Agrani Crystal Avenue” in March 2018. The complainant submits that when he felt that the project will not be completed in time, he has cancelled the booking. It is submitted that since then Rs. 3,70,000/- has been refunded by the respondent. The matter has been filed for refund of remaining amount of Rs. 30,000/- along with interest.

Perused the records. In the Conciliation proceeding dated 18.05.2022, the respondent had requested for an adjournment to settle the dispute. Therefore, the claim of the complainant is admitted as the respondent had not rebutted the contention of the complainant.

The Authority observes that the booking was made in 2018 without the project being registered with it, in violation of Section 3 of the RERA Act, 2016. It therefore directs that suo motu proceedings may be initiated under Section 59 of the Act.

In view of the submissions made, the Authority hereby directs the respondent company and its Directors Shri Rana Ranveer Singh and Shri Alok Kumar to refund the remaining amount of Rs.30,000/- to the complainant along with interest on the

principal amount of Rs. 4 lakh calculated at the rate of marginal cost of fund based lending rates ( MCLR ) of State Bank of India as applicable for three years plus two percent from the date of deposit till the date of refund within sixty days of issue of this order.

With this direction the matter is disposed of.

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