

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Double Bench of Mr. Naveen Verma, Chairman,**  
**& Mrs. Nupur Banerjee, Member**

**Case No. RERA/CC/175/2019**

**Prabhat Kumar Pankaj .....Complainant**

**Vs**

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

**Project: IOB Nagar, Block-S**

**Present: For Complainant: None**

**For Respondent: None**

**21/09/2022**

**ORDER**

Hearing taken up. Both the parties are absent.

The case of the complainant is that he paid Rs.2.50 lakh for a flat in the project IOB Nagar, S- Block on 12.06.2015. However, he had cancelled the booking of the flat soon thereafter, but the respondent has not refunded the money. He had filed this case seeking for refund Rs.2.50 lakh along with interest.

The complainant has placed on record a copy of the cancellation letter sent to the respondent company dated 06.05.2016, KYC, and a copy of the money receipt for the amount paid duly acknowledged by the respondent company.

Perused the records. The respondent has not filed any reply even after the last opportunity was given by the interim order dated 30.08.2022. Hence, the claim of the complainant is admitted.

The Authority hereby directs the respondent company and its Directors to pay the outstanding amount of Rs. (2.50 lakh) to the complainant along with interest at the rate of the marginal

cost of fund based lending rates (M.C.L.R.) of the State Bank of India as applicable for three years plus three 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/-

**Nupur Banerjee**  
**Member**

Sd/-

**Naveen Verma**  
**Chairman**