

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

**Case Nos. RERA/CC/879/2020**

**Krishnendra Pratap Singh**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: - Agrani SBI Nagar**

**ORDER**

**25.08.2022**

The matter was last heard on 01.07.2022.

The case of the complainant is that he had booked a flat in the project SBI Nagar in 2015 by making a payment of Rs. 6,50,000/-. He stated that the respondent failed to start construction the project, so, he filed the matter for refund of paid consideration along with 18% interest per annum and compensation.

The complainant has placed on record a copy of M.O.U. dated 15/09/2015, copy of money receipts with supporting cheques, copy of KYC and cancellation letter dated 12/11/2019.

On the last date of hearing, the learned counsel for complainant filed petition to amend the complaint petition as typed copy of the complaint petition was prayed to the Adjudicating Officer . He reiterated the prayer for refund with interest.

Perused the record. No reply has been filled by the respondent.

The Bench notes that on the hearing dated 31/05/2022, the representative of the respondent appeared before the Bench and has

not challenged the submissions of the learned counsel for the complainant.

The Bench further notes that the respondent failed to appear on the last date of hearing despite notice having been issued to him.

After considering the documents filed and submissions made, the Bench hereby directs the respondent and its Directors to refund the paid consideration of Rs. 6,50,000/- 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 3% from the date of taking the booking to the date of refund within sixty days of issue of this order.

The complainant is at liberty to press the claim of compensation before the Adjudicating Officer.

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

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