

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

**Case No. RERA/CC/697/2019**

**Kumar Shiv Ranjan.....Complainant**

**Vs.**

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

**Project: - Sampatchak**

**INTERIM ORDER**

**12.08.2022**

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**17-08-2022**

The matter was last heard on 28.06.2022.

The case of the complainant is that he booked a flat in the project Sampatchak in 2013. The complainant has paid Rs. 8,24,720/- to the respondent. As the respondent has failed to start the construction of the project, the complainant has filed the matter for refund of paid consideration with 18% interest and compensation.

The complainant has placed on record copy of cancellation letter dated 02-09-2017, M.O.U. dated 21-08-2013, KYC, copy of money receipt.

On the last date of hearing, the learned counsel for complainant submitted that the respondent has refunded Rs. 5,00,000/- out of the paid consideration.

Perused the record. The respondent has filed reply requesting for a copy of the complaint petition as it is not available on their record.

The Bench observes that an opportunity may be given to the promoter to submit their reply.

**The Bench directs the legal cell and the complainant to provide the copy of complaint petition to the respondent within 2 days.**

If no reply is filed before the next date of hearing or the respondent fails to appear on the next date of hearing,

then the Bench would presume that the claim of the allottee is admitted and orders would be passed accordingly.

**Put up on 29 August, 2022 for hearing/ order.**

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