

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

**Case No: RERA/CC/1051/2020**

**Alka Sinha**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: Agrani Sampatchak Township**

<b>Present:</b>	<b>For Complainant:</b>	<b>In Person</b>
	<b>For Respondent:</b>	<b>Mr. Shatwik</b>
		<b>Legal Representative</b>
		<b>Mr. Sumit Kumar, Advocate</b>

**ORDER**

**26.04.2022**

This matter was last heard on 11.04.2022.

The fact of the case is that the complainant had booked a flat on 3<sup>rd</sup> floor of the project Agrani Sampatchak Township by making total payment of Rs.8,00,000 out of total consideration amount of the flat Rs.8,25,950. A Memorandum of Understanding dated 01.11.2015 was entered into between the complainant and the respondent. Since there was no development/construction of the project and not handed over the possession of the flat by the respondent, the complainant filed this matter and has prayed for refund of booking amount along with interest.

The complainant has placed on record a copy of receipt no 199 for Rs.2,00,000, receipt no 198 for Rs.1,00,000, receipt no 724 for Rs.5,00,000 and copy of Memorandum of Understanding dated 01.11.2015

Perused the record. Neither any reply has been filed by the respondent nor he has refuted the submission of the complainant, although the legal representative of the company was present and hence the claim is being admitted.

On last date the complainant reiterated her prayer and the learned counsel of the respondent submitted that they have given alternative offer to the complainant, but she was not interested in her offer.

Having heard the submissions the Authority directs the respondent company and their Director to refund the principal amount of Rs.8,00,000/- 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 plus two 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/-

**Naveen Verma**  
(Chairman)