

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**2 nd Floor, BSNL Telephone Exchange, North Patel Nagar, Road No. 10,**  
**Patna -800023**

Hearing before the Double Bench of Hon'ble Chairman, Mr. Naveen Verma,  
& Hon'ble Member, Mrs. Nupur Banerjee

**Case No.:-RERA/CC/1157/2020**

**Shakti Khare ..... Complainant**

**Vs**

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

**Project: Agrani PG Town- Block D**

**17.02.2022**

**O R D E R**

This matter was last heard on 20.01.2022.

The case of the complainant is that she booked a flat no. 208, second floor measuring 1300sq.ft in Block D of PG Town located at Sarari, Danapur dated 28.10.2016. The total consideration amount was Rs. 16,72,000 (Sixteen lakh seventy- two thousand) out of which 14.63 lakh has already been paid under one time payment scheme in year 2016. The complainant has submitted that till date neither the development work has been commenced nor the aforesaid project is registered with RERA. Since no further construction work has been done, the complainant has visited the respondent office several times and requested for refund of amount paid but no response has been given by the respondent company till date. Hence, the complainant has filed the case seeking relief for refund of the

amount paid along with 18% p.a. or handover the possession of any flat from the completed project.

The complainant has placed on record copy of memorandum of understanding executed on 28.10.2016 along with the copies of receipt of payment issued by the respondent company in respect of payments made. Neither reply has been filed by the respondent nor has Mr. Alok Kumar, Managing Director of the respondent company challenged the submission of the complainant on the last day of hearing and the facts are being admitted.

The Bench notes that the complainant had reiterated her request for refund on the last date of hearing.

The Bench hereby directs the Respondent Company and its Directors to refund the paid amount of Rs. 14.63 lakh to the complainant along with interest at the rate of Marginal cost of lending rate (MCLR) as applicable for three years or more from the date of deposit to the date of refund within sixty days of issue of this order.

With these directions , the matter is disposed of.

Sd/-  
**Nupur Banerjee**  
(Member)

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