

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

**Case Nos. RERA/CC/116/2021**

**Archana Kusum** **...Complainant**  
**Vs.**  
**M/s Agrani Homes Real Marketing Pvt. Ltd.** **...Respondent**

**Project: - Agrani S.B.I Nagar**

**Present: For Complainant: Narendra Kumar**  
**For Respondent: Mr. Satwik**  
**Legal Representative**

**ORDER**

**19.05.2022**            The matter was last heard on 17.05.2022.

The case of the complainant is that she had booked a flat in the project Agrani S.B.I Nagar in year 2015 for which she had paid Rs.6,50,000 to the respondent. She further submitted that since the respondent failed to start the construction as per the commitment given by them, she sent an application for cancellation of booking and requested for refund of Rs.6,50,000 along with interest. While this was duly acknowledged by the respondent on 18.08.2019 but no refund was initiated and hence, this matter has been filed for refund of booking amount along with interest

The complainant has placed on record a copy of KYC, copy of cheques, copy of money receipts amounting Rs.5,50,000 has been issued by the respondent.

The respondent has not filed any reply and as they were present during hearing and they did not refute the contention of the complainant.

The complainant has sought refund of Rs 6.50 lakhs but have submitted evidence of payment of Rs 5.50 lakhs. Since this has not been disputed by the respondent the claim of Rs 6.50 lakhs is being admitted.

On last date of hearing the Mr. Narendra Kumar Singh for the complainant reiterated his prayer for refund. The legal representative of respondent company stated that the alternate offer was proposed to the complainant but as he was not interested ,the matter may be posted for order to refund the paid consideration.

Having heard the submissions of both the parties the Bench hereby directs the respondent company and their Director to refund the principal amount 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 three percent from the date of taking the booking within sixty days of issue of this order.

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

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