

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

**Case Nos. RERA/CC/1594/2020**

**Sunil Kumar Lal Das** ...Complainant  
**Vs.**  
**M/s Agrani Homes Real Marketing Pvt. Ltd.** ...Respondent

**Project: - Agrani Prakriti Vihar**

**Present: For Complainant: In Person**  
**For Respondent: Mr. Sumit Kumar, Advocate**

**ORDER**

**05.05.2022**

The matter was last heard on 19.04.2022.

The case of the complainant is that he had purchased a plot in the project namely Prakriti Vihar situated at Sonapur in year 2015 from the respondent company. He has stated that the total consideration amount of the plot was Rs. 6,95,857/- against which he has deposited Rs. 3,48,000 to the respondent company. Since there was no development or construction of the project from last 5 years, complainant has prayed for refund of booking amount along with interest.

The complainant has placed on record a copy of KYC, copy of receipt dated 21.02.2015 of Rs.11,000, receipt dated 16.05.2015 of Rs.1,24,000, receipt dated 21.05.2016 of Rs.1,12,000, receipt dated 18.03.2017 of Rs.50,000, receipt dated 11.09.2018 of Rs.51,000.

On last date of hearing the learned counsel for the respondent submitted that the he proposed to give alternate flat in P.G.1 for which the complainant has to wait for 36 months or plot at Permanandpur, Sonapur.

The complainant submitted that he is not interested in the proposal of the respondent company and reiterated his prayer.

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.3,48,000/- 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 the matter is disposed of.

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