

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

**Mrs. Nupur Banerjee, Member**

**Case No: RERA/CC/1830/2020**

**Meena Kumari**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: Agrani Highway City**

**Present: For Complainant: In Person (Mr. Deo Raj)**

**For Respondent: Adv. Sumit Kumar**

**Mr. Satwik Singh,**

**Legal Representative**

**26.04.2022**

**ORDER**

This matter was last heard along with the batch of cases before the Double Bench on 05.04.2022.

The fact of the case is that the complainant had booked a flat in the project Agrani Highway City by making total payment of Rs.19,22,101 (Nineteen Lakh Twenty Two Thousand One Hundred and One Rupees). Since there was no development/construction of the project, she has prayed for refund of deposited amount along with interest or possession of flat in another project which is fully completed or likely to be completed soon.

The complainant has place on record a copy cheque no 122923 of Rs.50,001 for which money receipt no: 2222, cheque no 753367 of Rs.50,000 for which money receipt no: 2223, cheque no 122926 of Rs.1,00,000 for which money receipt no: 2290, cheque no 261118

of Rs.3,00,000 for which money receipt no: 2428, cheque no 261125 of Rs.2,00,000 for which money receipt no: 2450, cheque no 122931 of Rs.1,00,000 for which money receipt no: 2676, cheque no 753371 of Rs.3,00,000 for which money receipt no: 2677, money receipt dated:04.01.2018 of Rs. 2,50,000, money receipt dated 06.01.2018 of Rs.2,40,000, money receipt dated 19.01.2018 of Rs.32,100, money receipt dated 19.01.2018 of Rs.32,100, money receipt dated 05.09.2018 of Rs.2,00,000, money receipt no 2299 of Rs.1,00,000 issued by the respondent company, a copy of KYC.

Perused the records of the case. Neither any reply has been filed by the respondent nor he has refuted the submission of the complainant.

On last date of hearing the complainant appeared on behalf of the complainant and submitted that he has filed affidavit for change of relief sought as directed in last proceeding dated 01.02.2022.

The Bench notes that the complainant has filed an affidavit dated 03.02.2022 in which he has submitted that in case the builder returns the deposited money with interest he has no objection.

Having heard the submissions of both the parties the Bench hereby directs the respondent company and their Directors to refund the principal amount of Rs.19,22,101/- 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 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/-**  
**Nupur Banerjee**  
(Member)

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