

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Bench of Mr. Naveen Verma, Chairman**  
**RERA/CC/1666/2020**

**Vijay Kumar Sharma**

**.....Complainant**

**Vs**

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

**.....Respondent**

**Project: “ Agrani PG Town**

**ORDER**

**14.12.2022**

The complainant is present. The respondent is again absent.

The complainant had booked a flat No. 206 in project “Agrani PG Town on 31.07.2019 and had paid Rs. 3 lacs against the consideration amount of Rs. 13 lacs. Since the promoter had not constructed the flat, he had sent a letter of cancellation but having got no response, he has filed the matter for refund of principal amount along with interest and compensation.

The complainant has attached a copy of the receipt showing payment of Rs. 3 lacs.

The respondent has not filed any reply despite ample opportunity having been given to them. The claim of the complainant is, therefore, admitted.

Perused the records.

Taking into note of the submissions of the complainant, the Authority hereby directs the respondent Company and its Director

to refund the principal amount of Rs. 3 lacs along with interest at the marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for two years within a period of 60 days of the issue of this order.

The complainant is at liberty to press his claim for compensation before the Adjudicating Officer.

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

Sd/-  
( Naveen Verma)  
Chairman