

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

2nd Floor, BSNL Telephone Exchange, North Patel Nagar, Road No. 10, Patna -  
800023

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

**Case No.:- RERA/CC/1807/2020**

**Mrs. Nilam Singh.....Complainant**

**Vs**

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

**Project: PG Town, Block – C**

**15.02.2022**

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**18.02.2022**

**ORDER**

This matter was last heard before Double Bench on  
20.01.2022.

The case of the complainant is that she booked flat no. - 107 in  
"AGRANI P.G TOWN" Block- C in 2017 having area 1000 Sqft  
for a total consideration of Rs.12,00,000/-. The construction of the  
project has not started till now and hence the complainant has filed  
the present case seeking relief for refund with 12% compound  
interest along with compensation and cost of litigation.

The complainant has placed on record M.O.U. dated  
19/12/2017 for flat no. 107, KYC for flat no.107, Money receipts  
dated 21.12.2017 bearing no. 2653, 2659 , 2664 for Rs. 2,90,000,  
Rs.2,60,000, 1,50,000 respectively, Money receipts dated 18.05.2018

bearing no. 3023 for Rs. 1,50,000, Money receipts dated 18.11.2017 bearing no. 4166 for Rs. 1,00,000 and copy of Aadhar card.

The respondent has not filed any reply in this case. On the last date of hearing, Mr. Alok Kumar, M.D of the respondent company was present and did not refute the contention of the complainant.

The complainant reiterated her request for refund of the deposited amount.

The Bench notes that while the project is unregistered, the documents filed by the complainant reveal that the respondent has violated section 3 of the Real Estate (Regulation and Development) Act, 2016 and directs that Suo Moto proceeding U/s 59 of the Act may be initiated against the respondent.

The Bench directs the Respondent Company and its Directors to refund Rs.9,50,000 to the complainant along with interest at the rate of Marginal cost of lending rate (MCLR) as applicable for two years from the date of deposit to the date of refund within sixty days of issue of this order.

So far as claim of compensation is concerned, the complainant is at liberty to approach before the Adjudicating Officer.

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

Sd/-  
Nupur Banerjee  
Member

Sd/-  
Naveen Verma  
Chairman