

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Mr. Naveen Verma, Chairman**

**Case No. CC/196/2021**

**Pankaj Kumar..... Complainant**

**Vs**

**Agrani Homes Real Marketing Pvt. Ltd. ....Respondent**

**Project: Agrani B.O.B City**

**ORDER**

**21.06.2022**

This matter was last heard on 20.05.2022.

The complainant booked flat no. 208 in the project “B.O.B City” in and paid a sum of Rs. 4,00,000/- in 2015. Since no development work was undertaken , the complainant requested to refund the booking amount with interest. After filling application for refund the respondent refunded Rs.2,00,000 only and rest amount is still pending. The complainant has filed the present case seeking relief for refund of the remaining amount paid i.e Rs.2,00,000 along with 18% interest.

The complainant has placed on record a copy of, K.Y.C, Refund application, Booking form, Aadhar card and copy of payment receipts against payment of Rs.4,00,000 duly issued by respondent.

On the last date of the hearing, the complainant reiterated his prayer. The Legal Representative of the respondent submitted that the project has been cancelled and some of the allottees have got their refund. On his request the Bench directed the respondent to file reply within 1 week with copy to the complainants stating therein the refund amount with date if the complainants have got their refund.

Perused the record. The respondent has not filed any reply. The Bench concludes that the amount indicated in the complaint petition is admitted.

Having heard the submission of both the parties the Bench hereby directs the respondent company and its Director to refund the principal amount of Rs.2,00,000/- 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 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)**