

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**Case No. CC/197/2021**

**Shambhu Kumar Pankaj..... 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 flats bearing no. 805 and 806 in the project “B.O.B City” and paid Rs. 4,00,000/- and Rs.3,00,000 in the year 2015 and 2016 respectively. As no development work had been undertaken, the complainant has filed the present case seeking relief for refund of the principal amount along with 18% interest.

The complainant has placed on record a copy of, K.Y.C, Refund application, Aadhar card and copy of payment receipts against payment of Rs.7,00,000 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.

The Bench observes that the allottee must directly approach the promoter seeking refund after canceling their

booking and approach the Authority only after their grievances are not redressed. In this matter the complainant seems to have approached the Authority directly , but as the matter has already been heard, orders are being passed.

Having heard the submission of both the parties and taking notes of documents filed the Bench hereby directs the respondent company and its Director to refund the principal amount of Rs.7,00,000/- 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 observations and directions , the matter is disposed of.

Sd/-

**Naveen Verma**

**(Chairman)**