

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Bench of Mr. Naveen Verma, Chairman**

**RERA/CC/1414/2020**  
**RERA/AO/424/2020**

**Mr. Rajeev Verma**

**.....Complainant**

**Vs**

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

**.....Respondent**

**Project:Agrani Shiv Dhyan**

**23.12.2022:**

**ORDER**

This matter was earlier heard by the Adjudicating Officer before it was transferred in view of the judgment of the Hon'ble Supreme Court of India in the Newtech matter. However, neither of the parties have appeared before the Authority. Hence, this matter is being disposed on the basis of records available.

The case of the complainant is that he had booked a flat in the project Agrani Sunrise City for which MOU was signed in 2013 wherein it is mentioned that the complainant had paid Rs.12 lakh to the respondent company. This matter has been filed for refund of principal amount along with interest and compensation.

The complainant has filed copies of the MoU and the receipts issued by the respondent company.

It appears from the record that the complainant has been represented through his counsel on some occasions and the respondent had also appeared on some dates.

The respondent has not filed any reply and hence the claim of the complainant is being admitted.

The Authority therefore, directs the respondent company and its Director Shri Alok Kumar to refund the principal amount of Rs.12 lakh to the complainant along with interest calculated at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years plus 5% within 60 days from the date of issue of this order.

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

With these directions, the matter is disposed of.

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