

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**  
**Before the Double Bench of Mr. Naveen Verma, Chairman & Mrs. Nupur**  
**Banerjee, Member**

**Case No: RERA/CC/384/2021**

**Neha Sharma**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: PG Town Block F**

<b>Present:</b>	<b>For Complainant:</b>	<b>Adv Deepak Kumar</b>
	<b>For Respondent:</b>	<b>Adv Sumit Kumar</b>

**ORDER**

**05.04.2022**

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**07.04.2022** This matter was last heard before Double Bench on 22.02.2022.

The case of the complainant is that she booked flat no. 205 in Block F of PG Town having area of 1300 sq.ft. by making total payment of Rs. 14,87,050 (Fourteen lakh Eighty Seven Lakh Fifty Only). Since there was no development/construction of the project, the complainant requested for refund and since no money was returned, this matter was filed for refund of booking amount along with interest and compensation.

The complainant has placed on record copy of Aadhar card of complainant, copy of PAN card of complainant, KYC , money receipt bearing no. 2275 for Rs. 7,16,050/-, receipt no. 3782 for Rs. 3,00,000/-, receipt no.3736 for Rs. 4,00,000/- and receipt no. 3854 for Rs. 71,000/- .

Perused the records, No reply has been filed by the respondent. The respondent appeared on the last date of hearing and has not challenged the submission of the complainant.

It is apparent from the documents filed by the complainant that notwithstanding the fact that the project was not registered, the promoter went ahead with new bookings in 2019. This is a blatant violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016. Suo Motu proceedings may be initiated against the respondent company under section 59 of the Real Estate (Regulation and Development) Act, 2016.

Having heard the submissions of both the parties the bench hereby directs the respondent company and their Directors to refund the principal amount of Rs.14,87,050/- 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 from the date of taking the booking till the date of refund within sixty days of issue of this order.

The complainant is at liberty to approach the Adjudicating Officer under relevant sections of the Act for their claims, which are in the nature of compensation from the respondent company.

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

**Sd/-**  
**Nupur Banerjee**  
(Member)

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