

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

**Case Nos. RERA/CC/401/2019**

**Sunita Nath** .....**Complainant**  
**Vs.**  
**M/s Agrani Homes Pvt. Ltd.** ...**Respondent**

**Project: - IOB Nagar, Block – “M”**

**ORDER**

**29.06.2022**

The matter was last heard on 25.05.2022.

The case of the complainant is that she booked a flat in the project IOB Nagar, Block – “M” for a total consideration of Rs.15,50,000 which she paid in total to the respondent in 2017. As construction was not undertaken the complainant cancelled the booking in 2019. The complainant has filed the instant case for refund of paid consideration amount along with interest.

The complainant has placed on, copy of money receipt against the payment of Rs.15,50,000/- issued by the respondent and K.Y.C.

On the last date of hearing the representative of the complainant submitted that the respondent has refunded Rs.2.13 Lakh only till date and he further submitted that the complainant is not interested in any alternative offer proposed by the respondent.

Perused the record. The respondent has not filed any reply despite opportunity having been given. However, the representative of the promoter had submitted during hearing that the complaint case may be posted for order, and hence the facts are being admitted.

After considering the documents filed and submissions made by complainant, the Bench hereby directs the respondent company and their Directors to refund the outstanding principal amount of Rs. 13,37,000/- 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 two percent from the date of taking the booking to the date of refund within sixty days of issue of this order.

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

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