

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**RERA/CC/214/2021**

**Prashant Tiwari**

**.....Complainant**

**Vs**

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

**.....Respondent**

**Project: Agrani PG Town Block A**

**24.03.2023:**

**ORDER**

The matter was last heard on 13.03.2023.

The complaint case was initially filed before the Adjudicating Officer which was subsequently transferred to the Authority.

The case of the complainant is that he had booked a flat in this project with the respondent company in the year 2019 and has paid Rs.6.98 lakh against the consideration price. MOU was executed between the parties on 07.11.2019 in which it is mentioned that Rs.69,990/- + tax of Rs.6.910/- has been paid. The matter has been filed for refund of principal amount with interest and compensation.

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

The respondent has not appeared hence, ex-parte order is being passed.

The claim of the complainant is admitted in view of the documents filed by him.

The Authority notes that the booking was made, amount received and MOU was executed without the project being registered and hence this matter may be included in the Suo-motu proceeding against the promoter for the project Agrani PG Town.

The Authority hereby directs the respondent company and its Director Mr. Alok Kumar and Rana Ranveer Singh to refund the principal amount of Rs.6.98 lakh 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 2% on the amount of deposited money from the date of booking till the date of refund within 60 days from the date of order.

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

With these directions/observations the matter is disposed of.

Sd/-

**(Naveen Verma)**  
Chairman

