

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**RERA/CC-161/2021**

**RERA/AO-87/2021**

**Sangita Kumari**

**.....Complainant**

**Vs**

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

**.....Respondent**

**Project: Agrani PG Town Block D**

**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 she has paid Rs.15 lakh in 2016 but since the project was not started, she requested for cancellation on 04.03.2019. The respondent has refunded Rs.4.5 lakh in five installments and the remaining amount is still pending. The matter has been filed for refund of the remaining amount along with interest and compensation.

The complainant has filed copy of the KYC, money receipts and copy of letter of cancellation.

The respondent initially appeared before the Adjudicating Officer but has not filed any reply nor he has rebutted the contention of the complainant hence, the claim of the complainant is admitted.

The Authority hereby directs the respondent and its Director Mr. Rana Ranveer Singh to refund the outstanding principal amount of Rs.10.50 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 her claim for compensation before the Adjudicating Officer.

With these directions/observations the matter is disposed of.

Sd/-

**(Naveen Verma)**  
Chairman