

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Full Bench of Mr. Naveen Verma, Chairman,  
Mr. R.B. Sinha & Mrs. Nupur Banerjee, Members**

**Case No. RERA/CC/520/2019**

**Mrs. Rashmi Jha..... Complainant**

**Vs.**

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

**Project:** Impulse Enclave

**27.09.2021**

**03.12.2021**

**ORDER**

This matter was last heard along with the batch cases before the full bench on 06.09.2021.

The case of the complainant is that she booked a flat No.206, having a super builtup area of 1320 sq. ft.on 31.07.2013, in Block A of the proposed project "Impulse Enclave" of the respondent company and deposited Rs. 14,43,260/- (Rupees Fourteen Lakh Forty-three thousand Two hundred Sixty Only) as an advance through cheque and RTGS. The total amount of consideration to be paid was Rs.17,52,530/- (Rupees Seventeen Lakh Fifty-two thousand five hundred thirty). The complainant has filed a copy of MOU that was entered into with the respondent company in the year 2013. As per the MOU the complainant has paid Rs.4,00,000/- (Rupees Four Lakh) through RTGS dated 30.07.2013, Rs.5,00,000/- (Rupees Five Lakh) vide cheque no. 996408 dated 05.08.2013 and Rs.5,43,260/- (Five Lakh Forty three thousand two hundred sixty) vide cheque no. 187121 dated 10.08.2013. The complainant submitted that since then no development/ construction of project took place she prays for cancellation of flat and refund of the principal amount along with interest.

Perused the records of the case. No reply has been filed by respondent company. However, Mr. Alok Kumar,

Managing Director of the respondent company was present on last date of hearing and has not challenged the submission of the complainant and the facts are being admitted.

The Bench notes that the respondent company have themselves withdrawn their application for registration of Project “Impulse Enclave” and the Authority has since rejected their application by its letter dated 23.06.2021.

The Authority, therefore, directs the respondent company and their Directors to refund the principal amount of Rs.14,43,260/- 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 or more from the date of taking the booking to the date of refund within sixty days of issue of this order.

With these directions, the matter stands disposed of.

Sd/-

**Naveen Verma**  
(Chairman)

Sd/-

**R B Sinha**  
(Member)

Sd/-

**Nupur Banerjee**  
(Member)