

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**  
**Before the Single Bench of Mrs. Nupur Banerjee**

**Case No: RERA/CC/929/2021**

**Prasad Shashibhushan Alakhram**

**..Complainant**

**Vs.**

**M/s Agrani Homes Pvt. Ltd. & Ors.**

**...Respondent**

**Project: I.O.B Nagar**

**21.09.2022**

**ORDER**

This matter was last heard on 23.08.2022

In this matter, the allottee had booked a flat bearing flat no.101, in the project I.O.B Nagar, Block- W, in 2017 and had paid Rs. 4,50,000/, in lieu of booking of flat-. It has been further submitted that there is no progress of work at the project site; hence, this complaint has been filed, for refund of the paid amount along with interest.

The allottee has placed on record money receipts, duly issued and acknowledged by the respondent of the alleged amount of Rs.4,50,000, paid by him to respondent in lieu of booking. Further, the complainant has also placed on record cancellation letter dated 30-08-2022, addressed to respondent for refund of the amount paid.

Perused the records. No reply has been filed by the respondent. However their representative has been present on the last date of hearing and have not refuted the claim of complainant.

On the last date of hearing, the complainant reiterated his prayer for refund.

The representative of the respondent company has submitted during last hearing that order for refund may be passed.

After considering the documents filed and submissions made by both the parties, the Bench hereby directs the respondent company and their Directors to refund the paid consideration i.e. Rs.4,50,000/- to the complainant/allottee along with interest at the rate of marginal cost of fund based lending rates (M.C.L.R.) of the State Bank of India as applicable for three years plus five percent from the date of taking the booking till the date of refund within sixty days of issue of this order.

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

**Sd/-**

**Nupur Banerjee**  
**(Member)**