

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

**Case Nos. RERA/CC/94/2021**

**Veena Choubey** **...Complainant**  
**Vs.**  
**M/s Agrani Homes Real Marketing Pvt. Ltd.** **...Respondent**

**Project: - Agrani Prakriti Vihar**

**Present: For Complainant: Mr. G. K. Choubey**  
**For Respondent: Mr. Satwik**  
**Legal Representative**

**ORDER**

**13.05.2022**           The matter was last heard on 20.04.2022.

The case of the complainant is that she had booked a plot no 566 of area 2200 Sq. Ft. in the project Prakriti Vihar on 20.06.2017 for a total consideration of Rs.10,56,000 against which she had paid Rs.6,77,820. She further submitted that according to memorandum of understanding dated 10.05.2018 the development of the said plot was to be completed within an estimated period of 3 years, with relaxation period of 6 months but still project is not completed by the respondent company. She has filed the instant complaint for issue a direction to the respondent to complete development work and get the project registered.

The complainant has placed on record a copy memorandum of understanding dated 10.05.2018, copy of KYC, copy of money receipt no: 2204, 2218 of Rs. 4,13,820 and money receipt dated 08.07.2017 of Rs.2,64,000.

On last date of hearing it was submitted on behalf of the complainant that she is not interested in the offer proposed by the

respondent. The Bench directed to the complainant to file an affidavit amending relief sought in his complaint petition.

On the last date of hearing the legal representative of the promoter had agreed that this matter may be posted for orders.

The Bench notes that the complainant has filed an application on 20.04.2022 in which she expressed to amend her earlier prayer made in her complaint and has specifically prayed for refund of the consideration amount with interest.

Having heard the submissions of both the parties the Bench hereby directs the respondent company and their Director to refund the principal amount of Rs.6,77,820/- 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 two years from the date of taking the booking within sixty days of issue of this order.

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

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