

**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/951/2020**

**Mr. Raj Kumar & Daijee Kumari..... 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 they initially booked flat No.103 in Block B of the proposed project "IOC TOWNSHIP BEGUSARAI" of the respondent company in the year 2013, and deposited Rs.14,43,260/- under onetime payment scheme vide cheque no.181665 dated 12.08.2013, for which money receipt no.936 dated 12.08.2013 was issued. Even after payment of total consideration amount and despite several request of the complainant, the respondent company did not signed MOU with the complainant with respect to the same flat. Thereafter, on 20.08.2019, the respondent company signed MOU with the complainant with respect to another project i.e. "Agrani Impulse Enclave" and transferred his booking for the flat No.205 in the proposed project "Impulse Enclave" having a super built up area of 1320 sq. ft. and adjusted his earlier payment. Since no development /construction of project took place, complainant prays for refund of booking amount along with interest on it. They have filed a copy of the MOU dated 20.08.2019, that was entered into with the respondent company.

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The Bench notes that the respondent company have themselves withdrawn their application for registration of Project “Impulse Enclave” and the Authority has since rejected their application by its letter dated 23.06.2021.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