

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Mrs. Nupur Banerjee, Member**

Case No. CC/987/2021

Gaurav.....Complainant

Vs.

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

PROJECT: - AGRANI I.O.B. NAGAR/AGRANI P.G. TOWNSHIP

**ORDER**

**13-07-2022** This matter was last heard on 15-06-2022.

The case of the complainant is that he had booked a Flat, bearing Flat No.302, in Block-Q, in Agrani I.O.B. Nagar/ Agrani P.G. Township in 2017 under onetime payment scheme and had paid Rs.14 lakh as total consideration amount of flat. He further submitted that till date no construction work has been yet started by the respondent company. He further submitted that on several occasions, he approached the respondent company to know the status of the project but no response regarding the same has been given by the respondent. He further submitted that he also later on came to know that the registration of the project has not been approved. Hence, the present complainant has been filed seeking relief for the refund of the deposited amount with interest.

The complainant has placed on record money receipts of Rs.14,00,000/-, duly acknowledged and issued by the respondent company in respect of payments made. Further the complainant has placed on record M.O.U. dated 14-06-2017 & KYC dated 24-04-2017, bearing S.I. No.490.

The respondent has not filed any specific reply in this case. However, Mr. Satwik Singh, L.R. of the respondent company was present during the course of hearing on 15-06-2022 and has not challenged the submission of the complainant and the facts are being admitted.

During the last hearing on 15-06-2022, the complainant has reiterated his prayer for refund with interest.

Mr. Satwik Singh, L.R. of the respondent company has submitted that they will contact the complainant and give him an alternative offer.

On the last date of hearing, the Bench has directed the respondent to give the offer in writing within a week to complainant and the complainant will file in writing that whether he is interested in the offer of respondent or not but Bench observes that no such interest for any offer made or acceptance given by complainant has been filed by either of the parties.

The Bench observes that the application of registration of Project “PG Town” has been rejected by the Authority by order dated 02.09.2021.

After considering that the booking was made in 2017 and till date no development has taken place and also taking into consideration that project registration has not been approved and in the light of documents placed and submissions made, the Bench hereby directs the Respondent Company and their Directors to refund the principal amount of Rs.14 lakh (Fourteen Lakh) 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/-**  
**Nupur Banerjee**  
**(Member)**