

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

2 nd Floor, BSNL Telephone Exchange, North Patel Nagar, Road No. 10, Patna -800023

**Before the Double Bench of Hon'ble Chairman, Mr. Naveen Verma, &  
Hon'ble Member, Mrs. Nupur Banerjee**

**Case No. CC/739/2019**

**Anuradha Thakur .....Complainant**

**V.**

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

**Project: I.O.B Nagar, Block :S**

**05-05-2022**

**Order**

The matter was last heard on 24-2-2022 and posted on orders on 13-04-2022. However, the Bench did not sit on that date and orders could not be passed.

The case of the complainant is that she had booked a flat in project I.O.B. Nagar Block 'S', admeasuring 1300sq.ft on 06.07.2015. As the respondent failed to handed over the flat , she filed the present case praying for possession of the flat.

The complainant has placed on record Aadhaar card, KYC dated 06/07/2015, receipt dated 22/08/2015 for Rs.8,00,000 and Rs.3,66,000, and receipt dated 05/07/2015 for Rs.4,90,000.

Perused the record. No reply has been filed by the respondent company even after direction to them. However Mr. Alok Kumar, MD of the respondent company was present on all the dates of hearing and has not refuted the contention. It was

orally submitted that the respondent company is ready to refund the amount to the complainant. Mr. Alok Kumar, MD of the respondent company has also submitted that the approval of the map is also pending with the Patna Metropolitan Area Authority.

On the last date of hearing dated 24.02.2022 learned counsel for the complainant submitted that his client has paid the consideration amount under one-time payment scheme. He further submitted that his client is not interested in any other offer proposed by the respondent and prayed for refund with interest.

After perusing the records and taking note of the submission of both the parties, the Bench hereby directs the respondent to refund the amount paid by the complainant i.e. Rs. 16,56,000/- with interest at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years plus two percent from the date of taking the booking till the date of refund within sixty days of issue of this order.

Sd/-

**Nupur Banerjee**  
( Member )

Sd/-

**Naveen Verma**  
(Chairman)