

# **REAL ESTATE REGULATORY AUTHORITY, BIHAR**

Before the Double Bench of Mr Naveen Verma, Chairman, & Mrs Nupur Banerjee, Members

**Case No. RERA/CC/79/2021**

**Krishna Kumar .....Complainant**

**Vs**

**M/s Agrani Homes Real construction Pvt. Ltd.....Respondent**

**Project: Agrani Rudra**

**Present: For Complainant: In person**

**For Respondent: Mr Satvik Singh, Legal Representative**

## **ORDER**

**12.05.2022**

The case was last heard on 7-04-2022 before double bench.

The case of the complainant is that he booked flat no.401 in Block A of the said project Agrani Rudra admeasuring 1250 sq.ft. for total consideration of Rs. 30,82,843.75 ( Thirty Lakh Eighty Two Thousand Eight hundred forty three Seventy five paise only) by making total payment of Rs. 2,60,000 (Two Lakh Sixty Thousand only). Since the respondent has not handed over the said flat the complainant has filed the present case for refund of the amount along with interest.

The complainant has placed on record copy money receipts for Rs.2,60,000 , KYC dated 16/12/2015, and Aadhar card.

Perused the record. No reply has been filed by the respondent.

The Authority notes that the complainant has reiterated his request for refund of principal amount along with interest.

The Authority recalls that the application for registration of this project has been withdrawn and orders for refund have been passed in some matters. One of the landowners has also deposited her share of the 'none' amount to get the development agreement cancelled.

After perusing the records and taking note of the submissions, the Authority directs the respondent to refund the amount paid by the complainant i.e. Rs. 2,60,000/- 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.

The matter is disposed of accordingly.

**Sd/-**  
**Nupur Banerjee**  
(Member)

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