

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Single Bench of Mr. Naveen Verma, Chairman**

**Case No. CC/1125/2020**

**Pranay Kumar .....Complainants**

**Vs**

**M/s Agrani Homes Real Marketing Pvt. Ltd.....Respondents**

**Project: I.O.B Nagar, Main Phase**

**21/06/2022**

**Order**

This matter was last listed on 19-05-2022

The case of the complainant is that he booked a flat in the project Agrani I.O.B Nagar, Main Phase, Block- "B" and paid a sum of Rs.16,00,000 and agreement for sale was executed on 06.03.2019. As the respondent has not handed over the possession till date, the complainant has filed the present case seeking relief for refund of the principal amount paid along with 18 % compound interest.

The complainant has placed on record copy of money receipts issued by the respondent company against payment of Rs.16,00,000 and Agreement of sale.

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

The Bench observed that both the parties has failed to appear before the Authority, despite notice having been sent.

The Bench notes that the complainant ought to have sent the letter for cancellation of his booking to the promoter and

approached the Authority only after the promoter had failed to respond to such request.

Taking notes of the documents filed the Bench hereby directs the complainant to first approach the promoter for refund. The respondent company and its Directors are directed to contact the complainant with their offer of possession or alternative flat/ plot as they have done in other cases and in the event of the allottee not being interested in such offer, to refund the principal amount of Rs.16,00,000/- to the complainant along with interest at the rate of marginal cost of fund based lending rate (MCLR) of State Bank of India as applicable for two years from the date of taking the booking till the date of refund within sixty days of issue of this order.

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

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