

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Single Bench of Mr. Naveen Verma, Chairman**

**RERA/CC/1152/2020**

**Neha Gupta**

**.... Complainant**

**Vs**

**M/s Agrani Homes Real Services Pvt. Ltd.**

**.....Respondent**

**Project: Maurya Palace.**

**29.09.2022**

**ORDER**

Hearing taken up.

The Bench notes that neither the respondent nor the complainant has filed any response on the offer of the alternative flats or to continue with the project.

Perused the record. The complainant has filed the complaint petition seeking refund of the principal amount of Rs. 6,67,691/- with interest. The complainant has paid the principal amount in 2019.

The Authority notes that the respondent has violated Section 3 of RERA Act, 2016 as the respondent executed agreement for sale on 02/09/2019 without registering the real estate project with RERA. This matter may be included in the Suo Moto proceeding against the respondent company.

The Authority, therefore, directs the respondent company and its directors to refund the principal amount of Rs. 6,67,691/- 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 from the date of taking the booking till the date of refund within sixty days of issue of this order.

With this direction the matter is disposed of.

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