

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

**Case No. RERA/CC/1320/2020**

**Janki Devi.....Complainant**

**Vs.**

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

**Project: - Agrani Prakriti Vihar**

**ORDER**

**22.09.2022**

In this matter detailed interim order was passed on 22.08.2022 in which the facts of the case have been elaborated in detail.

The matter was last heard on 12.09.2022. On the last date of hearing the learned counsel for the complainant reiterated the prayer for refund.

The Authority observes that the complainant filed a petition to amend the prayer of the complaint petition from possession to refund . An opportunity was given to the respondent to submit their reply.

Perused the record. The respondent has not filed reply.

Hence , the petition of the complainant is admitted and orders are being passed on the basis of documents available on record.

The Authority observes that the allottee has not sent any communication to the promoter regarding cancellation of booking. The Authority ought to be approached only after the promoter fails to respond to such communication. However, since the matter has already been heard, and the promoter is not appearing, orders are being pronounced.

After considering the documents filed and submission made the Authority hereby directs the respondent company and its Director to refund the principal amount of Rs. 3,41,000/- 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 plus 2% percent 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)**