

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**Case No. CC/1338/2020**

**Sanjay Kumar.....Complainant**

**Vs**

**Agrani Homes Pvt. Ltd. ....Respondent**

**Project: Agrani I.O.B Nagar**

**ORDER**

**01.06.2022**

This matter was last heard on 26.04.2022.

The complainant booked flat bearing no. 604 in the project “I.O.B Nagar”– Block “M” for a total consideration of Rs.18,00,000 plus taxes and paid a sum of Rs. 13,00,000/- via Cheque and cash. Since the respondent has till date not refunded the paid amount, the complainant has filed the present case seeking relief for refund the amount along with interest.

The complainant has placed on record a copy of K.Y.C dated 21/04/2017, Aadhar card and Copy of payment receipts against payment of Rs.10,00,000 only duly issued by respondent, Bank account statement, Acknowledgment of payment dated 12.06.2018.

On the last date of the hearing, the complainant has stated that he is not interested in any alternative offer by the respondent. The Legal Representative for the respondent agreed that this case may be posted for order.

Perused the record. The respondent has not filed any reply and since they have not refuted the contention of the complainant during hearing, the claim is admitted.. .

Having heard the submission of both the parties the Bench hereby directs the respondent company and their Director to refund the principal amount of Rs 13,00,000/- 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 one percent from the date of taking the booking till the date of refund within sixty days of issue of this order.

With these directions , the matter is disposed of.

Sd/-

**Naveen Verma**

**(Chairman)**