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

### Case No: RERA/CC/1359/2020

**Rinky Kumari**                                        **...Complainant**

**Vs.**

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

### Project: Agrani Sarita Kunj

**26.08.2022**
**29.08.2022**                               **O R D E R**

This matter was last heard on 01.07.2022

In this matter the allottee had booked a flat bearing no 302 in the project Sarita Kunj, Block A for a total consideration of Rs. 17,00,000/- in 24.02.2015 and had paid Rs. 12,00,000/-. She stated that as the respondent failed to start construction the project, she filed the matter for refund of paid consideration along with interest

The allottee has placed on record copy of money receipts with supporting cheques, copy of KYC.

Perused the records. No reply has been filed by the respondent. The representative for the respondent was present on hearing dated 31.05.2022 and has not challenged the contention of the complainant and submitted that he will propose alternate offer to the complainant. They were directed to file reply stating therein the response of the complainant within 2 weeks. Since no reply was filed , a penalty of Rs.1,000/- was imposed for not complying with the direction of the Authority.

The respondent is directed to deposit the amount of penalty within a fortnight.

On last date of hearing the complainant reiterated his prayer and submitted that respondent has neither proposed any offer as directed by the Bench nor is he interested in any alternate offer.

Having heard the submissions, the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs.17,00,000 (Rupees Seventeen Lakh only) 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 three years plus three percent from the date of taking 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)