

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**  
**Before the Single Bench of Mr. Naveen Verma, Chairman**  
**Case Nos. RERA/CC/1373/2020**

**Saket Ranjan** **...Complainant**  
**Vs.**  
**M/s Agrani Homes Pvt. Ltd.** **...Respondent**  
**Project: - IOB Nagar Block - R**

**ORDER**

**13.06.2022**            The matter was last heard on 11.05.2022

The case of the complainant is that he booked Flat no. 502 admeasuring 1300sqft in the project in 2018. The complainant has paid Rs. 3,00,000/- out of the total consideration of Rs. 15,00,000/- to the respondent. The complainant has filed the complaint case for refund of paid consideration with interest.

The complainant has placed on record money receipts, cancellation letter sent to the respondent and flat booking form dated 01/09/2018.

It is apparent from the record that notwithstanding the fact that the project was not registered, the promoter went ahead with new bookings in 2018. This is a blatant violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016. This matter may be included in the Suo Moto proceedings against the respondent under section 59 of the Real Estate (Regulation and Development) Act, 2016.

On last date of hearing dated 11/05/2022, the complainant reiterated the request for refund. The L.R. of the respondent has not challenged the submission of the complainant.

After considering the documents filed and submissions made by both the parties, the Bench hereby directs the respondent and its Directors to refund the paid consideration of Rs. 3,00,000/- 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 from the date of taking the booking to 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)**