

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

**Case Nos. RERA/CC/306/2019**

**Ramanuj Kumar**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: - Sampatchak, Agrani**

**ORDER**

**17.08.2022**

The matter was last heard on 29.06.2022

The case of the complainant is that he booked a flat in the project Sampatchak in 2013. The complainant has stated that the respondent informed that as the land of the project has been declared as green zone, they were not able to continue with the project. The complainant has stated that he has paid Rs. 5,15,450/-. The complainant requests for refund of paid consideration with interest and compensation.

The complainant has placed on record copy of money receipt, KYC, cancellation letter dated 30-10-2017, cheques, account statement, brochure.

Perused the record. No reply has been filed by the respondent.

The complainant has filed written submission stating therein that he has got refund of Rs. 2,59,000/- from RERA, Bihar and requested for remaining paid consideration.

On the last date of hearing the complainant reiterated the that he has received 50% of the paid consideration through RERA and requested for the remaining amount with interest.

The respondent has not challenged the submissions of the complainant, rather their representative agreed that this may be posted for orders.

After considering the submissions made and documents filed by the complainant, the Bench hereby directs the respondent and its Directors to refund the remaining paid consideration of Rs. 2,59,500/- to the complainant along with interest on this amount at the rate of marginal cost of fund-based lending rates (MCLR) of State Bank of India as applicable for three years plus five percent from the date of taking the booking to the date of refund within sixty days of issue of this order. The respondent would also pay interest on the amount of Rs 2,59,500/- paid by them at the rate of marginal cost of fund-based lending rates (MCLR) of State Bank of India as applicable for three years plus three percent from the date of taking the booking within sixty days of issue of this order.

The complainant is at liberty to approach the Adjudicating Officer for compensation as provided in the RERA Act, 2016.

With these observations and directions, the matter is disposed of.

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

