

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**Case No. CC/351/2021**

**Digvijay Kumar.....Complainant**

**Vs**

**Agrani Homes Real Marketing Pvt. Ltd.. .....Respondent**

**Project: Agrani B.O.B City**

**ORDER**

**23.06.2022**

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**24.06.2022**

This matter was last heard on 20.05.2022.

The case of the complainant is that he booked flat no. 301 in the project “B.O.B City” and paid a sum of Rs. 4,00,001/- in 2015. Memorandum of Understanding was executed on 5.07.2015. Since respondent failed to deliver the flat within stipulated time complainant requested to refund the booking amount with interest. The complainant has filed the present case seeking relief for refund of the remaining amount paid i.e Rs.4,00,001 along with interest and compensation for harassment.

The complainant has placed on record a copy of, K.Y.C, M.O.U, Booking form, Refund application dated 10.02.2021, Aadhar card and copy of payment receipts against payment of Rs.4,00,001 duly issued by respondent.

On the last date of the hearing, the complainant reiterated his prayer.

Perused the record. The respondent has not filed any reply. The Bench concludes that the amount indicated in the complaint petition is admitted.

The Bench notes that despite issuance of notice, respondent failed to appear on the last date.

After considering the documents filed and submissions made by the complainant, the Bench hereby directs the respondent company and its Director to refund the principal amount of Rs.4,00,001/- 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 three percent from the date of booking till the date of refund within sixty days of issue of this order.

The complainant is at liberty to approach the Adjudicating officer under relevant sections of the Act for their claims, which are in the nature of compensation from the respondent.

With these directions , the matter is disposed of.

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