

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**Case No. CC/388/2021**

**Sanjeet Kumar.....Complainant**

**Vs**

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

**Project: Agrani SBI Nagar**

**30/06/2022**

**ORDER**

This matter was last heard on 25.05.2022

The case of the complainant is that he booked a flat in the project Agrani SBI Nagar and paid a sum of Rs.11,00,000. Memorandum of understanding was executed in 2015 between the parties. The complainant alleged that no work has been started till date and has hence, filed the matter seeking refund of the principal amount paid along with 18 % interest.

The complainant has placed on record a copy of money receipts issued by the respondent company against payment of Rs.11,00,000.

Perused the records. No reply has been filed by the respondent. However, their representative has been present and have not refuted the claim. During hearing, the promoter proposed an alternate offer.

On the last date of hearing the complainant submitted that complainant is not interested in any offer proposed by the respondent and requests for the refund with interest.

The Bench notes that the complainant ought to have sent the letter for cancellation of her booking to the promoter and approached the Authority only after the promoter had failed to respond to such request. However, since the matter has been taken up for hearing, orders are being passed.

Having heard the submissions of both the parties the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs.11,00,000/- (Rupees Eleven 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 the 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)**