

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

**Case Nos. RERA/CC/402/2019**

**Ashok Kumar**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: - IOB Nagar, Block – “M”**

**ORDER**

**29.06.2022**

The matter was last heard on 25.05.2022

The case of the complainant is that he booked a flat in the project IOB Nagar, Block – “M” in 2017 for which he paid Rs.7,00,000/- to the respondent. As construction was not undertaken the complainant cancelled the booking in 2019. The complainant has filed the present case seeking relief for refund of paid amount along with interest.

The complainant has placed on record copy of money receipt against the payment of Rs.7,00,000/- issued by the respondent and K.Y.C.

On the last date of hearing the complainant reiterated his prayer stating that he was not interested in any alternative offer proposed by the respondent.

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

The Authority notes that the funds made available to it by the respondent were distributed pro rata to various complainants on the basis of the date of filing the complaint. Accordingly the complainant in matter CC/410/2019 was paid some amount. The

complainant to requested to provide his account details so that if funds are made available to RERA Bihar, the same could be released to him with copy to the respondent.

The Authority observes that it is for the promoter to arrange the necessary resources to refund the principal amount and interest.

After considering the documents filed and submissions made by complainant, the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs. 7 lakhs 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 one percent 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)**