

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

**Case Nos. RERA/CC/418/2019**

**Shiodhani Singh** **...Complainant**  
**Vs.**  
**M/s Agrani Homes Pvt. Ltd.** **...Respondent**

**Project: - Smapatchak**

**ORDER**

**19.09.2022**

The matter was last heard on 29.08.2022. In this matter detailed interim order was passed on 16.08.2022 in which the facts of the case are mentioned.

On the last date of hearing the learned counsel for the complainant reiterated the relief sought in the complaint petition and submitted that he is not interested in any alternate offer.

Perused the record. The respondent has not filed reply.

The Authority observes that as the respondent has not refuted the submissions, the claim of the complainant is admitted. Orders are being passed on the basis of documents available on record.

The Authority observes that the allottee has not sent any communication to the promoter regarding cancellation of booking. The Authority ought to be approached only after the promoter fails to respond to such communication. However, since the matter has already been heard, and the promoter is not appearing, orders are being pronounced.

After considering the documents filed and submission made the Authority hereby directs the respondent company and its Director to refund the principal amount of Rs. 8,24,720/- 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 5% 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)**