

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

**Case Nos. RERA/CC/435/2019**

**Subhawati Devi** **...Complainant**  
**Vs.**  
**M/s Agrani Homes Pvt. Ltd.** **...Respondent**

**Project: - Agrani I.O.B. Nagar Block C2**

**ORDER**

**18.08.2022**      The matter was last heard on 29.06.2022

The case of the complainant is that she booked flat no. 201 in the project IOB Nagar Block C2 on 13-04-2017. The complainant has stated that the respondent has failed to start the construction of the project so, she has filed the complaint case for refund of the paid consideration with interest.

The complainant has placed on record copy of M.O.U. dated 21-06-2019 and money receipts for Rs. 7,05,000/-. The MOU indicates that Rs 13.05 lakhs was paid by her at the time of booking.

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

On the last date of hearing the representative of the respondent submitted that he is ready to provide the flat to the complainant. They were directed to contact the complainant personally and submit their response within one month.

The Bench observes that the respondent has failed to file reply.

The Bench notes that the complainant has prayed for refund in the complaint petition. This matter was filed in 2019 and orders are being passed on the basis of relief sought by the complainant.

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.

After considering the documents filed by the complainant, the Bench hereby directs the respondent and its Directors to refund the remaining paid consideration of Rs. 13,05,000/- 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 observations and directions, the matter is disposed of.

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