

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

**Case Nos. RERA/CC/467/2021**

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

**Project: - I.O.B. Nagar**

**ORDER**

**22.08.2022** The matter was last heard on 29.06.2022.

The case of the complainant is that he had booked a flat in the project IOB Nagar in 2015. The complainant had paid Rs. 15,54,375/-. The complainant stated that as the respondent failed to construct the project she has filed the matter for refund with 18% interest and compensation.

The complainant has placed on record copy of M.O.U. dated 14-01-2016 and money receipts with cheque for Rs. 15,54,375/-.

On the last date of hearing, the representative of the respondent had submitted that alternate offer was proposed to the complainant.

Perused the record. The Authority observes that no reply has been filed by the respondent stating the response of the allottee. Hence orders are being passed on the basis of available documents.

The Authority 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 and submissions made, the Bench hereby directs the respondent and its Directors to refund Rs. 15,54,375/- 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 3% from the date of taking the booking to the date of refund within sixty days of issue of this order.

The complainant is at liberty to approach the Adjudicating officer for her claim for compensation from the respondent company.

With these directions and observations, the matter is disposed of.

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