

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

**Case Nos. RERA/CC/499/2021**

**Poonam Singh**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: - IOB Nagar, Block – “L”**

**ORDER**

**04.07.2022**

The matter was last heard on 27.05.2022

The case of the complainant is that she booked a flat in the project IOB Nagar, Block – “L” for which he paid Rs. 9,76,000/- to the respondent. Memorandum of understanding was executed in 2015 between the parties. The complainant alleged that the respondent has failed to handover the possession of the flat on agreed time and hence, she filed the present case seeking refund of the principal amount paid along with interest.

The complainant has placed on record copy of M.O.U, money receipt against the payment of Rs.76,000/- duly issued by the respondent.

On the last date of hearing the complainant reiterated her prayer and stated that she is not interested in any alternative offer proposed by the respondent.

Perused the record. No reply has been filed by the respondent. However, the representative of the promoter had submitted during hearing that the complaint case may be posted for order, and hence the facts are being admitted.

The Bench 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, orders are being pronounced.

After considering the documents filed and submissions made by complainant, the Bench hereby directs the respondent company and their Directors to refund the outstanding principal amount of Rs. 9,76,000/- 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 three 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)**