

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Single Bench of Mr. Naveen Verma, Chairman**

**Case No. RERA/CC/546/2021**

**Mukesh Kumar Singh.....Complainants**

**Vs**

**Agrani Homes Pvt. Ltd.....Respondent.**

**Project: Agrani Royal City**

**ORDER**

**11.08.2022**

The matter was last heard on 23.06.2022.

The case of the complainant is that he booked a flat in the project Agrani Royal City, Shivala and paid Rs.6,18,540 in 2013. Memorandum of Understanding was executed on 02.03.2014 between the parties. As construction was not undertaken the complainant cancelled the booking in 2020. The allottee has 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 dated 02.03.2014, Notice dated 24.02.2020 for refund of paid amount and money receipts issued by the respondent company against payment of Rs. 6,18,540.

Perused the records. No reply has been filed by the respondent. However, their representative has been present in the proceedings and have not refuted the claim.

On the last date of hearing the complainants reiterated his prayer and submitted that they were not interested in any offer by the respondent and requested for the refund with interest.

Having heard the submissions of both the parties the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs. 6,18,540/- to the complainant along with interest at the rate of marginal cost of fund based lending rate (MCLR) of State Bank of India as applicable for three years or more plus five 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)**