

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

**Case No. RERA/CC/549/2021**

**Kundan Kumar.....Complainant**

**Vs.**

**M/s Agrani Homes Real Marketing Pvt. Ltd.....Respondent**

**Project: - Agrani Prakriti Vihar**

**ORDER**

**30.06.2022**

The matter was last heard on 25.05.2022.

The case of the complainant is that he had booked plot bearing no: D-12 admeasuring 1200 sq. ft. in the project. The complainant has stated that he has paid Rs. 1,14,000/- to the respondent in March 2016 but since they have failed to hand over the plot, this complaint case has been filed for refund of paid consideration with interest along with the compensation of Rs. 5 lakh.

The complainant has placed on record a copy of money receipt for the amount paid duly acknowledged by the respondent company and KYC.

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

On the last date of hearing the complainant submitted that he is not interested in the project anymore and requested for refund of the amount paid along with interest.

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 and submissions made by both the parties, the Bench hereby directs the respondent company and its Directors to refund the paid consideration of Rs. 1,14,000/- ( Rupees One Lakh Fourteen Thousand) to the complainant along with interest at the rate of marginal cost of fund based lending rates (M.C.L.R.) of the State Bank of India as applicable for three years plus two percent from the date of taking the booking till the date of refund within sixty days of issue of this order.

So far as claim for compensation is concerned the complainant is at liberty to press his claim before the court of Adjudicating Officer.

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

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