

# **REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/CC/653/2021**

**Mrs. Kiran Devi Prasad ..... Complainant**  
**Vs.**

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

**PROJECT : “Prakriti Vihar”**

## **Order**

**1.06.2022**

This matter was last heard on 18.05.2022.

The case of the complainant is that she booked plot no. 735 admeasuring 1500 sq.ft in the project **Prakriti Vihar** for total consideration amount of Rs. 8,25,000/- plus service tax in 2017 against which she paid Rs.8,36,196/-. Even after making full payment the respondent did not hand over the possession of the plot so the complainant cancelled the booking on 25.02.2022. Since the respondent has not refunded the paid amount till date, the complainant has filed the present case praying for refund of amount paid along with 18% interest.

The complainant has placed on record K.Y.C, cancellation application and money receipts issued by the respondent company against payment of Rs. 8,36,196/-

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

During the hearing held on 18.05.2022, the complainant submitted that she wants refund of the amount paid with interest.

However, the Legal Representative of the respondent submitted that they are willing to provide the plot.

The complainant rejected the offer and reiterated her prayer for refund with interest.

The Bench observes that the complainant has cancelled her booking after waiting for a considerable period. Since the promoter has violated the terms of the agreement, she is entitled for full refund of her deposit.

The Bench hereby directs the respondent company and its Director to refund the principal amount of Rs.8,36,196/- 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 till the date of refund within sixty days of issue of this order.

With these directions, the matter is disposed of.

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