

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

**Case No. RERA/CC/735/2019**

**Piyush Ranjan .....Complainant**

**Vs.**

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

**Project: - Agrani Prakriti Vihar**

**ORDER**

**01.07.2022**

The matter was last heard on 26.05.2022.

The case of the complainant is that he had booked plot in the project "Agrani Prakriti Vihar". The complainant has stated that he paid Rs.4,12,000/- between 2014-2016 to the respondent but since they have failed to hand over the plot, this complaint case has been filed for refund of paid consideration with 18 % compound interest.

The complainant has placed on record a copy of K.Y.C, M.O.U, Money receipts duly issued by respondent against payment of Rs.4,04,000 only.

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 due to typographical error the amount paid has been wrongly mentioned as Rs. 4,12,000 instead of Rs. 4,04,000/-. He further submitted that he is not interested in any offer proposed by the respondent and requested for refund of the amount paid along with interest.

The representative of the respondent agreed that the complaint case may be posted for order.

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.4,04,000/- 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 four 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)**