

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

**Case Nos. RERA/CC/846/2019**

**Bina Seth**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: - Agrani Sampatchak**

**ORDER**

**22.08.2022**      The matter was last heard on 29.06.2022.

The case of the complainant is that she had booked a flat in the project Agrani Sampatchak in 2014 by making a payment of Rs. 8,24,720/- out of which the respondent has refunded Rs. 1,74,000/-. She requests for refund of remaining paid consideration along with interest on the total paid consideration.

The complainant has placed on record a copy of M.O.U. dated 19/02/2014 and copy of money receipt dated 04/02/2014.

On the last date of hearing, while the complainant submitted that she has been refunded Rs. 1,74,000/-; the representative of the respondent submitted that Rs. 2,25,000/- has been refunded to her. This was refuted by the complainant.

Perused the record. The Authority notes that no reply has been filled by the respondent as directed by it on the last date of hearing, and hence, the submissions of the complainant are admitted.

The Bench observes that the complainant has not sent any letter for cancellation of his booking to the promoter. The complainant ought to have sent a cancellation letter to the respondent and there

after approached the Authority only if the promoter had failed to respond to such request. However, since the matter was taken up for hearing, orders are being passed.

After considering the documents filed and submissions made, the Bench hereby directs the respondent company and their Directors to refund the principal amount of Rs. 6,50,720/- to the complainant along with interest on the total paid consideration at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years plus four percent from the date of taking the booking within sixty days of issue of this order.

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

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