

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

**Case Nos. RERA/CC/860/2020**

**Aman Abhishek**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: - : IOB Nagar - B Block**

**ORDER**

**02.08.2022**

The matter was last heard on 31.05.2022

The case of the complainant is that he booked a flat in the project IOB Nagar - B Block for which he had paid Rs.27,15,852/- (Rs.7,21,050 advance before execution of agreement for sale and further Rs.19,94,802) to the respondent. Agreement for sale was executed on 20.03.2017. The respondent company had assured to handover the project by December 2017. However, they have failed to do so till date. Hence, the complainants has filed the instant case for refund of paid consideration amount along with interest.

The complainant has placed on record copy of money receipt for Rs.13,127,985/- duly issued by the respondent, bank account statement and agreement for sale dated 20.03.2017

During hearing held on 31.05.2022 the learned counsel for the complainant submitted that the respondent has refunded Rs.10,00,000 ( Ten lakh) and further requested for refund of remaining paid consideration with interest.

The Bench notes that its directions to file reply within 1 week with copy to the complainant stating therein the refund amount with date has not been complied by the promoter. The Bench concludes that the amount indicated in the complaint petition is admitted.

After considering the documents filed and submissions made by both the parties, the Bench hereby directs the respondent company and their Directors to refund the principal amount of Rs. 17,15,852/- 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 to 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)**