

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

**Case No: RERA/CC/903/2020**

**Shashi Bhushan Prasad**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: I.O.B Nagar (Block T)**

**24.08.2022**

**ORDER**

This matter was last heard on 30.06.2022

The fact of the case is that the complainant has booked a flat in the project I.O.B Nagar (T Block) by making total payment of Rs.3,00,000 in 2018. He further submitted that as the construction of the project was not started by the respondent, he sent an application for cancellation of booking on 12.10.2019. While his request for refund with interest was duly acknowledged by the respondent but no refund was initiated. Hence, the complainant has filed this case seeking relief of refund of his deposited money along with interest.

The allottee has placed on record copy of money receipt dated 08.12.2015 for Rs.2,00,000, money receipt dated 23.12.2015 of Rs.1,00,000, copy of cancellation letter dated 12.10.2019 and a copy of KYC

Perused the records. No reply has been filed by the respondent. The representative for the respondent was present on the last date of hearing and has not challenged the contention of the complainant but instead submitted that the complainant is not interest in any alternate offer.

On last date of hearing the complainant has reiterated his prayer.

The Authority notes that the promoter has apparently violated section 3 of the RERA Act, 2016 and directs that a suo motu proceeding under Section 59 of the Act be initiated against them.

Having heard the submissions, the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs.3,00,000 (Rupees Three Lakh only) to the complainant along with interest at the rate of marginal cost of fund based lending rate (MCLR) of State Bank of India as applicable for three years from the date of taking 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)