

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

**Case Nos. RERA/CC/962/2020**

**Sushma Shrivastava** **...Complainant**  
**Vs.**  
**M/s Agrani Homes Pvt. Ltd.** **...Respondent**

**Project: - Agrani Galaxy**

**ORDER**

**04.08.2022** The matter was last heard on 09.06.2022.

The case of the complainant is that she booked flat no. 101 in the project – Agrani Galaxy Block C in 2018. The complainant has paid Rs. 15,00,000/- out of the total consideration of Rs. 40,88,000/- to the respondent. The complainant has filed the complaint case for refund of paid consideration with interest.

The complainant has placed on record copy of M.O.U., application form dated 06.06.2018, money receipts, payment schedule dated 11.03.2019 issued by respondent for Rs. 15,00,000/- and legal notice dated 24.10.2019.

It is apparent from the record that notwithstanding the fact that the project was not registered, the promoter went ahead with new bookings in 2018. This is a blatant violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016. This matter may be included in the Suo Moto proceedings against the respondent under section 59 of the Real Estate (Regulation and Development) Act, 2016.

During the hearing held on 09.09.2021, the complainant submitted that the respondent has refunded Rs. 4,00,000/- out of the paid consideration and requested for refund of remaining paid consideration with interest. The respondent has not challenged the submission of the complainant.

After considering the documents filed and submissions made by both the parties, the Bench hereby directs the respondent and its Directors to refund the balance of the paid consideration of Rs. 11,00,000/- 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 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)**