

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Double Bench of Mr. Naveen Verma, Chairman &  
Mrs. Nupur Banerjee, Member**

**Case No. RERA/CC/983/2021**

**Deepak Kumar Singh..... Complainant**

**Vs.**

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

**Project: Yamuna Enclave**

**4/7/2022**

**ORDER**

This matter was last heard on 15.02.2022 before the Double Bench and posted for order on 10.03.2022. However, due to other preoccupation, the Bench did not sit on that date and orders could not be passed.

The case of the complainant is that he booked a flat No.502 on 5<sup>th</sup> floor having an area of 1141 sq. ft. on 04.05.2018 of the proposed project “Yamuna Enclave”. The total amount of consideration to be paid was Rs.33,94,800/- (Rupees Thirty three Lakh Ninety Four Thousand Eight Hundred Only). The complainant has stated that he has paid a sum of Rs 3.50 lakhs to the respondent company through cheque against which money receipt dated 04.05.2018 was issued by the respondent company. The complainant has stated that he cancelled the booking of the flat as soon as he learnt about their intention of not constructing the apartments . The complainant has stated that upon cancellation the respondent company has refunded only Rs 1 lakh only and Rs 2.50 lakhs is yet

to be refunded by them. Therefore, the complaint has been filed praying for refund of the remaining amount of Rs 2.50 lakhs with interest.

Perused the records of the case. No reply has been filed by respondent company. However, Mr. P.N Rai, Learned Counsel of the respondent company was present on last date of hearing and have not challenged the submission of the complainant and the facts are being admitted. He has also submitted that the company is ready to refund the amount to the complainant.

Have heard the submissions of both the parties. The Authority hereby directs the respondent and their Directors to refund the remaining principal amount of Rs.2,50,000/- 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 from the date of taking the booking to the date of refund within sixty days of issue of this order.

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

Sd/-

**Nupur Banerjee**  
(Member)

Sd/-

**Naveen Verma**  
(Chairman)