

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

Mrs. Nupur Banerjee, Member

Case No: RERA/CC/761/2021

Keshav Kumar

...Complainant

Vs.

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

...Respondent

Project: PG Town Block F

Present: For Complainant: In Person

For Respondent: Adv. Sumit kumar

Mr. Alok Kumar, M.D.

ORDER

05.04.2022

08 .04.2022

This matter was last heard before Double Bench on 22.02.2022.

The case of the complainant is that he booked flat no. 301 in Block F of PG Town having area of 1300 sq.ft. by making total payment of Rs.15,00,000 (Fifteen Lakh) under one time payment scheme. Since there was no development /construction of the project, the complainant filed this matter and has prayed for refund of booking amount along with interest.

The complainant has placed on record a copy receipt of total amount Rs.12,91,000 are following bearing receipt no.1634 for Rs. 1,00,000/-, receipt no: 1635 for Rs.49,000/-, receipt no: 1636 for

Rs.49,000/-, receipt no:1637 for Rs.1,75,000/-, receipt no:1638 for Rs. 2,50,000/-, receipt no: 1639 for Rs.78,000/-money receipt of Rs.5,90,000/-, and a copy of MOU dated 10.10.2017

Perused the record. Neither any reply has been filed by the respondent nor has he refuted the submission of the complainant. On the last date of hearing, the complainant reiterated his prayer for refund of the deposited amount with interest.

Having heard the submissions of both the parties the Authority directs the respondent company and their Directors to refund the principal amount of Rs.15,00,000/- 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 till the date of refund within sixty days of issue of this order.

Sd/-

Nupur Banerjee
(Member)

Sd/-

Naveen Verma
(Chairman)