

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Case No. CC/1655/2020,

Mukesh Kumar.....Complainant

Vs

M/s Agrani Homes Real Services Pvt. Ltd..... Respondent

PROJECT: - PG Town, Block-D

ORDER

17-02-2022 This matter was last heard on 20-01-2022.

The case of the complainant is that he had booked a Flat, bearing Flat No.101, in Block-D, in Agrani PG Town at Sarari, Danapur and had paid Rs.15.5 lakh as total consideration amount of the flat. Since there was no development from the last one and half years, therefore, the complainant has prayed for the refund of the deposited amount.

The complainant has placed on record money receipt dated 30-06-2017 for Rs.3 lakh, dated 31-07-2017 for Rs.1.5 lakh, dated 13-10-2017 for Rs.3 lakh, dated 30-11-2017 for Rs.1.5 lakh, dated 25-12-2017 for Rs.2 lakh, dated 29-01-2018 for Rs.2.5 lakh, dated 23-03-2018 for Rs.10,000/-, dated 19-03-2018 for Rs.1.40 lakh, dated 24-12-2018 for Rs.50,000/-, totalling to Rs.15.50 lakh issued by the respondent company in respect of payments made.

The respondent has not filed any specific reply in this case. However, Mr. Alok Kumar, Managing Director of the respondent company was present on the last date of hearing and has not challenged the submission of the complainant and the facts are being admitted.

During the last hearing on 20-01-2022, the complainant had reiterated his request for refund of the deposited money with interest and not interested in the proposal offer by Mr. Alok Kumar regarding taking of plot/flat.

After considering the documents filed and submissions made, the Bench hereby directs the Respondent Company and their Directors to refund the principal amount of Rs.15.50 lakh (Fifteen Lakh Fifty Thousand) 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 within sixty days of issue of this order.

With these directions, the matter is disposed of.

Sd/-

Nupur Banerjee
(Member)

Sd/-

Naveen Verma
(Chairman)