

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**  
**Before the Single Bench of Mrs. Nupur Banerjee**

**Case Nos. RERA/CC/1002/2021**

**Tinku Kumar**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: - Agrani Ashoka**

**ORDER**

**07.11.2022**

The matter was last heard on 25.08.2022 and was fixed for orders on 13.10.2022. However, due to pre-occupation of the Bench in other matter order could not be pronounced on the date fixed.

The case of the complainant is that he had booked a flat bearing flat no. 503, in the project Agrani Ashoka, Block-C, in August, 2019 by making a payment of Rs. 2,50,000/- out of the total consideration of Rs. 28,00,000/-. He further stated that the respondent has assured to complete the project before 31/12/2020 but till date no construction work has been started at the project site. Hence, this complaint has been filed seeking relief to direct the respondent to refund the paid amount along with interest and compensation.

The complainant has placed on record money receipt of Rs.2.50 lakh, duly acknowledged and issued by the respondent company. Further the complainant has also placed on record a copy of cancellation letter intimated to respondent regarding cancellation of his booked flat.

Perused the records. No reply has been filed by the respondent. However, their representative of the respondent company has been present during the course of the proceedings and has not refuted the claim of complainant.

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

The representative of the respondent company has submitted during the course of last hearing that order for refund may be passed.

In the light of the documents placed, submissions made by the parties, the Bench hereby directs the respondent company and its directors to refund the entire principal consideration amount paid i.e. 2.50 lakh by 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 plus three percent from the date of deposit of the consideration amount till the date of refund within sixty days of issue of this order.

The complainant is at liberty to press the claim for compensation before the court of A.O. as per the provisions of the Act.

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

Sd/-  
**Nupur Banerjee**  
**(Member)**