

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

Case No: RERA/CC/1096/2021

Anil Kumar

...Complainant

Vs.

M/s Agrani Homes Real Marketing Pvt. Ltd.

...Respondent

Project: Sangeeta Kunj

08-11-2022

ORDER

This matter was last heard on 20.09.2022

The case of the complainant is that complainant booked flat no. 508 in 2018 for which he has paid Rs. 6,50,000/- out of the total consideration of Rs. 32,24,000/-. The complainant has filed the complaint case as the respondent failed to construct the project. The complainant has prayed for refund of the paid amount with interest.

The complainant has placed on record, copy of KYC dated 04/06/2018, cancellation letter dated 24/06/2020, legal notice dated 19/01/2021 and money receipts.

Perused the records. No reply has been filed by the respondent. The learned counsel for the respondent was present on the last date of hearing and has not challenged the contention of the complainant therefore; the submission of the complainant is admitted.

On the last date of hearing the learned counsel for the complainant reiterated the prayer for refund with interest.

The Bench notes that the respondent has violated Section 3 of RERA Act, 2016 as the respondent booked

the flat without registering the real estate project with RERA. This matter may be included in the Suo Moto proceeding against the respondent company.

After considering the documents filed and submission made, the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs. 6,50,000/- to 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 from the date of taking booking till the date of refund within sixty days of issue of this order.

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

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