

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

**Case No: RERA/CC/1134/2021**

**Om Prakash Arya**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: Agrani BOB City, Bihta**

**08-11-2022**

**ORDER**

This matter was last heard on 20.09.2022

The case of the complainant is that complainant booked a flat in 2015 for which he has paid Rs. 4,00,000/- out of the total consideration of Rs. 11,39,875/-. 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, application form, cancellation letter and money receipt.

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.

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. 4,00,000/- 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 plus 3% 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)**