

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

**Case No: RERA/CC/1138/2021**

**Omkar Prasad**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: Agrani Daffodils City**

**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 the he has paid Rs. 4,00,000/- out of the total consideration of Rs. 40,50,184/-. 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, cancellation letter and money receipts with supporting cheques.

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.

On the last date of hearing the learned counsel for the complainant submitted that the complainant is not interested in the alternate offer and 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)**