

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

**Case No: RERA/CC/1216/2021**

**Indresh Kumari**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: IOB Nagar, Block-L**

**03/02/2023**

**ORDER**

This matter was last heard on 06.12.2022 and was fixed for orders on 23.01.2023. However, due to pre- occupation of the Bench in other matter, order could not be pronounced on the date fixed.

In this matter, the complainant booked a flat bearing Flat No.207 Block-L on 2<sup>nd</sup> floor of 2 BHK with one reserve car parking space in the said project for a consideration of Rs.13 lakh and a Memorandum of Understanding was executed between the parties on 14.03.2019, She had paid Rs.6 lakh through cheque at the time of booking in the year 2017. According to registered agreement for sale the building was to be completed up to June, 2020 with a grace period of six months, but till date it has not been started. She visited the office regularly but the respondent has given false assurance that the construction would be started soon. The complaint has been filed for refund of the paid amount along with interest and house rent from 2017.

The complainant has placed on record the copy of the MOU and the money receipts.

Perused the record. No reply has been filed by the respondent.

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

The Bench notes that despite several opportunities the respondent failed to appear before the Bench so, order is being passed on the basis of documents available on record.

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 lakh 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 2% interest from the date of taking booking till the date of refund within sixty days of issue of this order.

As regards compensation, the complainant is at liberty to file a case before the Adjudicating Officer as per provisions of the Act.

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

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