

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**  
**Before the Double Bench of Mrs. Nupur Banerjee, Member and Mr. S.D.**  
**Jha, Member**

**Case No: RERA/CC/1603/2020**

**AO/543/2020**

**Punam Singh**

**...Complainant**

**Vs.**

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

**Project: IOC Nagar**

**13-12-2022**

**ORDER**

The matter was last heard on 17-11-2022.

The fact of the complaint case is that the complainant booked a flat in 2017 in project IOC Nagar for a consideration of Rs. 16,00,000/- out of which she has paid Rs. 9,50,000/-. The respondent has failed to handover the flat till date. The complainant has filed the complaint case for refund with interest.

The complainant has placed on record KYC dated 28/08/2017, application form for booking dated 28/08/2017, moneys receipts, payment details, account statement and cancellation letter dated 08/02/2020.

Perused the record. The Bench observes that the matter has been transferred from the Bench of Adjudicating Officer as the complainant has prayed for refund.

The Bench notes that despite several opportunities the respondent neither appeared before the Bench nor filed any reply. Hence order is being passed on the basis of documents available on the record.

The Authority notes that the Respondent has violated Section 3 of RERA Act, 2016 as they sold the flat without registering the project with RERA. This matter may be included in the Suo Motu 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. 9,50,000/- 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 plus 1% from the date of taking booking till the date of refund within sixty days of issue of this order.

With these direction and observations, the case is disposed of.

Sd/-

**S.D. Jha**  
**(Member)**

Sd/-

**Nupur Banerjee**  
**(Member)**