

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

**Case No: RERA/CC/34/2021**

**Manisha Jha**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: I.O.B.Nagar**

**23/02/2023**

**ORDER**

In this matter, the complainant has booked a flat of 3 BHK under one-time scheme for an area of 1300 sq.ft. of the proposed project situated at Mauza Sarari within Danapur P.S. and paid full consideration of Rs.16 lakh on 26.05.2017. The respondent has given false assurance that the proposed apartment will be completed in 3 to 5 years but after a lapse of 3-5 years there is no progress in the project. She has prayed for refund of the money with interest and compensation.

The complainant has placed on record the copy of 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 and compensation.

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.

In the light of the documents placed on record and submission made and considering that the respondent has taken the economic benefit of the consideration amount paid by the complainant in lieu of booking of the alleged flat, the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs.16 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)**