

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**

**RERA/CC/1392/2020**

**RERA/AO/413/2020**

**Kundan Kumar Singh** **...Complainant**

**Vs.**

**Agrani Homes Pvt. Ltd.** **...Respondent**

**Project: - Kalawati Regency**

**ORDER**

**02.02.2023**

This matter was last heard on 23.01.2023, after the case was transferred from the court of the Adjudicating Officer.

The case of the complainant is that he had deposited Rs. 5 lacs in the project in January 2019 but till date neither registered agreement for sale has been executed by the respondent nor have they returned the money. The complainant has sent a letter for cancellation on 29.02.2020 seeking refund of the amount paid by him. As the respondent did not make refund, the complainant has filed the matter for refund of principal amount with interest and for compensation.

The complainant has filed copy of letter for cancellation, copy of KYC and money receipts issued by the respondent.

The respondent had earlier appeared before the Adjudicating Officer on few occasions but he has not filed any reply. He has not appeared before the Authority and hence, the claim of the complainant is admitted.

Taking into view the submissions made by the complainant and the documents filed by him, the respondent company and its Director, Shri Sanjeev Kumar Shekhar is directed to refund the principal amount of Rs.5 lacs to the complainant along with

interest calculated at the rate of marginal cost of fund based lending rates ( MCLR ) of State Bank of India as applicable for three years from the date of taking payment till the date of refund within sixty days of issue of this order.

The complainant is at liberty to approach the Adjudicating Officer for his claim for compensation.

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

**Sd/-**  
**Naveen Verma**  
(Chairman)

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