

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Mr. Naveen Verma, Chairman**

**Case No. CC/1201/2021**

**Nishant Parween.....Complainant**

**Vs**

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

**Project: “I.O.B Nagar” , Block – “T”**

**ORDER**

**09.06.2022**

This matter was last heard on 05.05.2022.

The case of the complainant is that she booked flat bearing no. 101 in the project “I.O.B Nagar” , Block – “T” in April 2016 for a total consideration of Rs.17,00,000 and paid a sum of Rs.15,52,625/-. A Memorandum of understanding was executed on 18.04.2017. As the respondent did not hand over the project within the stipulated time the complainant cancelled the booking. But even after cancellation of booking the respondent has not refunded the paid amount till date. The complainant has filed the present case seeking relief for refund of the amount paid along with interest.

The complainant has placed on record a copy of, M.O.U, K.Y.C dated 10.04.2016, Cancellation of booking Application dated 14.04.2018 Aadhar card and copy of payment receipts against payment of Rs. 15,52,625 duly issued by respondent.

Perused the record. The respondent has not filed any reply. Since they have not refuted the contention of the complainant during hearing, the claim is admitted.

On the last date of the hearing, the complainant submitted that she has paid Rs. 15,52,625/- in the year 2017 and out of which Rs.4,50,000 has been refunded-. She

further reiterated her prayer for refund with interest of the remaining amount i.e Rs. 11,02,625/-.

However, the Legal Representative of the respondent submitted that they are willing to offer alternative flat.

The complainant rejected the offer and reiterated her prayer for refund with interest

Taking note of the submissions the Bench hereby directs the respondent company and its Director to refund the remaining principal amount of Rs.11,02,625/- to the complainant along with interest at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years plus two percent from the date of booking till the date of refund within sixty days of issue of this order.

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

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