

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

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

**R.B. Sinha, Member and Mrs. Nupur Banerjee, Member**

**Case No.CC/1619/2020**

**Shobha Devi..... Complainant**

**Vs.**

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

**Project: Agrani Residency**

**O R D E R**

**01/12/2021:** This matter was last heard along with the batch of cases in the Full Bench on 26/08/2021.

The complainant's case is that she had booked an apartment and a shop in project Agrani Residency for a consideration of Rs 11,49,500/- for apartment and Rs 7,05,375/- for Shop out of which the complainant has paid Rs. 6,50,000/- for flat and Rs 50,000/- for shop respectively. The complainant has filed memorandum of understanding for the flat and money receipts dated 29/08/2016 for Rs 3,25,000/- , 07/06/2016 for Rs 2,00,000/- , 11/03/2016 for Rs 1,25,000/- and 21/07/2016 for Rs 50,000/-. The complainant has requested for refund with compound interest.

Perused the records. The respondent has not filed any written submission. However the representative of the respondent company has been present during hearings and has not refuted the claim of payment made by the complainant.

The Authority directs the Respondent Company and its Director to refund the principal amount of Rs. 7,00,000/- to the

complainant along with interest at the rate of the marginal cost of fund-based lending rates ( MCLR ) of State Bank of India as applicable for three years or more plus two percent from the date of taking the booking to the date of refund within sixty days of issue of this order.

With these directions, the matter stands disposed of.

Sd/-  
Naveen Verma  
(Chairman)

Sd/-  
R B Sinha  
(Member)

Sd/-  
Nupur Banerjee  
(Member)