

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**  
**Before the Single Bench of Mr. Naveen Verma, Chairman**

**Case Nos. RERA/CC/407/2021**

**Abhijeet Kumar**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: - Agrani SBI Nagar**

**ORDER**

**14.09.2022**           The matter was last heard on 25.08.2022.

The case of the complainant is that he booked a flat in the project SBI Nagar on 11.03.2017. The complainant has stated that he has paid Rs. 14,00,000/- but as the respondent failed to construct the project , he has filed the matter for refund with interest and compensation.

The complainant has placed on record copy of KYC, money receipts with supporting cheques and M.O.U. dated 02/06/2017.

Perused the record. The respondent has filed a reply stating therein that they have offered alternate offer to the complainant who has informed that he would file his response on affidavit before the Authority.

On 18/08/2022 the complainant has filed a copy of cancellation letter sent to the respondent.

On the last date of hearing, an opportunity was given to the complainant to visit the plot to evaluate the offer of land and thereafter file written submission stating his response..

Perused the record. The Authority notes that both the parties have failed to file the written submission as directed on the last date of hearing.

The Authority observes that there is no merit in keeping the matter pending, so, orders are being passed on the basis of documents available on record and the relief made by the complainant in the complaint petition.

The Authority notes that the submission of the complainant was not challenged by the respondent on the hearing dated 23/06/2022 and hence his claim is admitted.

After considering the documents filed by the complainant, the Bench hereby directs the respondent and its directors to refund the remaining paid consideration of Rs. 14,00,000/- to the complainant along with interest on the total paid consideration at the rate of marginal cost of fund-based lending rates (MCLR) of State Bank of India as applicable for three years plus one percent from the date of taking the booking to the date of refund within sixty days of issue of this order.

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

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

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