

**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/660/2019**

**Sushma Pratap..... Complainant**

**Vs.**

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

**Project: Agrani Residency**

**ORDER**

**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 in project Agrani Residency by Memorandum of Understanding dated 12/06/2017, paid Rs. 13,51,000/- and filed the money receipt dated 20/04/2017 for Rs 1,01,000/- , 07/07/2017 for Rs 8,00,000/-, 11/05/2017 for Rs 2,50,000/- and 25/04/2017 for Rs 2,00,000/-.The builder has not done any work so the complainant has requested for flat in an alternate approved project or 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. 13,51,000/- 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)