

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Full Bench of Mr. Naveen Verma, Chairman,  
Mr. R.B. Sinha & Mrs. Nupur Banerjee, Members**

**Case No. RERA/CC/80/2021**

**Sneha Kumari..... Complainant**

**Vs.**

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

**Project: Patliputra Enclave**

**27.09.2021**

**29.11.2021**

**ORDER**

This matter was last heard along with the batch cases before the full bench on 06.09.2021.

The case of the complainant is that she booked a 3 BHK flat, having an area of 1310 sq. ft. on 21.11.2016, in the proposed project "Patliputra Enclave" of respondent company and deposited Rs.3,00,000/- (Three Lakh Only) as an advance through cheque. The complainant has paid Rs. 50,000/- (Fifty Thousand) vide cheque no. BOI 000002 dated 20.02.2016, Rs. 50,000/- (Fifty Thousand) vide cheque no. BOI 000003 dated 20.02.2016, Rs. 1,00,000/- (One Lakh) vide cheque no. BOB 000003 and Rs. 1,00,000/- (One Lakh) vide cheque no. BOI 000004 for which money receipt No.144 dated 21.11.2016, was issued. Since then no development/ construction of project took place, complainant prays for refund of booking amount along with interest.

Perused the records of the case. No reply has been filed by respondent company. However, Mr. Alok Kumar, Managing Director of the respondent company was present on last date of hearing and has not challenged the submission of the complainant and the facts are being admitted.

The Bench notes that the respondent company have themselves withdrawn their application for registration of Project

“Patliputra Enclave” and the Authority has since rejected their application by its letter dated 23.06.2021.

The Authority directs the respondent company and their Directors to refund the principal amount of Rs. 3,00,000/- 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 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)