

**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/911/2020**

**Rajiv Ranjan Prabhakar ..... 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 he booked flat No. 305, having a super built up area of 1310 sq. ft. on 11.07.2017, in block- A of the proposed project "Patliputra Enclave" of respondent company and deposited Rs. 3,25,000/- (Three Lakhs twenty five thousand only) as an advance through cheque. The total consideration amount to be paid was Rs. 32,75,000/- (Thirty two Lakhs Seventy Five thousand Only). The complainant has paid Rs. 1,25,000/- (One Lakh Twenty five thousand only) vide cheque no. SBI 717289 dated 11.07.2017, for which money receipt no. 169 dated 17.07.2017 was issued, Rs. 1,80,000/- (One Lakh Eighty Thousand) vide cheque no. SBI 717291 dated 25.08.2017, for which money receipt No.172 dated 31.08.2017, was issued and Rs.20,000/- (Twenty Thousand) vide cheque no. SBI 752181 dated 09.10.2017, for which money receipt No.20 dated 09.10.2017, was issued. After that up till the year 2019, no development/ construction work started, and the work is yet to take off, the complainant withdrew from project and prays for refund of booking amount along with interest.

Perused the records of the case. The Bench notes that the respondent company have not complied with the directions issued on the last date of hearing.

The Bench notes that Mr. Alok Kumar, Managing Director of the respondent company was present on the 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The Bench notes that the respondent company have themselves withdrawn their application for registration of Project “Patliputra Enclave” and the Authority has since rejected their application by its letter dated 23.06.2021.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, therefore, directs the respondent company and their Directors to refund the principal amount of Rs. 3,25,000/- 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 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)