

**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/912/2020**

**Ashish Kumar ..... 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. 104, having an area of 946 sq. ft. on 20.09.2017, in block- A of the proposed project "Patliputra Enclave" of respondent company and deposited Rs. 3,00,000/- (Three Lakhs only) as an advance through cheque. The total consideration amount to be paid was Rs. 30,64,246/- (Thirty Lakhs Sixty four thousand two hundred forty six only). The complainant has paid Rs. 3,00,000/- (Three Lakhs only) vide cheque no. PNB 306456 dated 12.09.2017, for which money receipt no. 177 dated 27.09.2017 was issued. As development/ construction work was yet to take off, the complainant withdrew from the project by the way of cancellation petition on 23.06.2019.

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The Bench notes that the respondent company have themselves withdrawn their application for registration of Project “Patliputra Enclave” and the Authority has since rejected their application by its letter dated 23.06.2021.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. 3,00,000/- 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 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)