

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**  
**Before the Single Bench of Mrs. Nupur Banerjee, Member**

**Case No: RERA/CC/45/2022**

**Rekha Kumari**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: IOB Nagar C-2**

**12/01/2023**

**ORDER**

This matter was last heard on 13.12.2022. On this date the brother of the complainant Mr. Binod Kumar was present and had filed an authorization letter on his behalf but none had appeared on behalf of the respondent.

In this matter, the complainant booked a flat bearing Flat No.301 in IOB Nagar, Block C-2 in September, 2018 and paid Rs.3 lakh.. It is stated that the respondent has given assurance to hand over possession of the flat after completion in all respect but there is no development in the project. The complaint has been filed for refund of the principal amount with interest.

The brother of the complainant has submitted that the complainant wants refund of the paid amount along with interest. He submitted that as per previous order he has already sent a cancellation letter to the respondent seeking refund of the amount paid.

The complainant has placed on record the copy of the money receipts.

Perused the record. No reply has been filed by the respondent.

On the last date of hearing the brother of the complainant reiterated his prayer for refund with interest.

The Bench notes that despite several opportunities the respondent failed to appear before the Bench so, order is being passed on the basis of documents available on record.

After considering the documents filed and the submission made, the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs. 3 lakh to the complainant along with interest at the rate of marginal cost of fund-based lending rate (MCLR) of State bank of India as applicable for three years plus 2% interest from the date of taking booking till the date of refund within sixty days of issue of this order.

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

**Sd/-**  
**Nupur Banerjee**  
**(Member)**