

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Mr. Naveen Verma, Chairman**

**Case No. RERA/CC/22/2021**

**Kumar Aditya Ranjan.....Complainant**

**Vs**

**Agrani Homes Real Marketing Pvt. Ltd .....Respondent**

**Project: Agrani S.B.I. Nagar**

**09.06.2022**

**ORDER**

The matter was last heard on 05.05.2022.

The case of the complainant is that he booked a flat bearing no. 406, Block D in the project “Agrani SBI Nagar” for total consideration of Rs.14,00,000/- against which he paid Rs.13,50,000/- to the respondent. The complainant has alleged that no construction work has been started as yet and therefore, he filed this case and prayed for a refund of the amount paid along with 18 % interest.

The complainant has placed on record a copy of memorandum of understanding executed between the parties dated 01.11.2017 money receipts of Rs.13,50,000/- duly acknowledged by the respondent company.

Perused the records. The Bench notes that the respondent has not filed any reply and hence the claim of the complainant is being admitted.

The Bench also recalls that the complainant is not interested in the offer of an alternative flat or plot made by the respondent during the course of the hearing.

The Authority notes that the respondent has violated Section 3 of RERA Act, 2016 as the respondent was continuously advertising, marketing, booking, selling apartments/plots without registering the real estate project with RERA. This matter may be included in the Suo Moto proceeding against the respondent company.

After considering the documents filed and submissions made, the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs.13,50,000/- (Rupees Thirteen Lakh fifty thousand only) 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 plus one percent from the date of taking the 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/-

**Naveen Verma**  
**(Chairman)**