

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**  
**Before the Double Bench of Mr. Naveen Verma, Chairman & Mrs. Nupur**  
**Banerjee, Member**

**Case No: RERA/CC/634/2021**

**Dharmendra Kumar Malhotra**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: PG Town Block F**

**ORDER**

**22.02.2022**

This matter was last heard before Double Bench on 25.01.2022.

The case of the complainant is that he booked a Flat no. 108 having 1300 Sq.Ft on Date 28-02-2017 for an aggregate consideration of Rs 29,00,000/- in Project- 'AGRANI P G TOWN. The complainant has paid Rs.6,00,000 At the time of booking, the complainant was assured that the project would be completed before December 2020. However, since no work has been done by the respondent till date, the complainant has filed the case seeking relief for refund of the amount paid along with interest.

The complainant has placed on record KYC dated 28.02.2017, Copy of MOU , copy of receipt bearing no. 2529 for Rs. **2,00,000/-** issued on 17.10.2017; receipt bearing no. 2310 for Rs. **1,00,000/-** issued on 22.07.2017; receipt bearing no. 2094 for Rs. **1,00,000/-** issued on 04.05.2017; receipt bearing no. 1879 for Rs. **1,00,000/-** issued on 28.02.2017; and cancellation application dated 19.02.2020

No reply has been filed by the respondent. The MD of the respondent company who was present during the last hearing agreed to refund the deposit and further submitted that he would approach the allottees with

the proposal of alternative land/flat and if they want refund, he would submit the plan for refund. The promoter did not refute the contention of the allottee.

On the last date of hearing, the complainant reiterated his request for refund of principal with interest.

Having heard the submissions of both the parties the Bench hereby directs the respondent company and their Directors to refund the paid amount of Rs 6.00 lakhs 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 two years from the date of taking the booking till the date of refund within sixty days of issue of this order.

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

**Sd/-**  
**Naveen Verma**  
(Chairman)