

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

**Case No: RERA/CC/657/2021**

**Santosh Kumar**

**...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 two apartments i.e, 507 & 508 in BLOCK 'F' in AGRANI PG TOWN ON 28/04/2017 for total consideration of Rs.15,67,500 each and has made payment of Rs. 30,30,500/- . Since no construction 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 and compensation for mental agony.

The complainant has placed on record KYC for flat no. 508 and 507 dated 20.04.2017, Copy of MOU dated 12.08.2017 , copy of receipt bearing no. 2246 for Rs. **2,50,000/-** issued on 30.06.2017; receipt bearing no. 2247 for Rs. **2,50,000/-** issued on 30.06.2017; receipt bearing no. 2178 for Rs. **3,58,500/-** issued on 31.05.2017; receipt bearing no. 2104 for Rs. **3,00,000/-** issued on 28.04.2017; receipt bearing no. 2105 for Rs. **2,00,000/-** issued on 28.04.2017; receipt bearing no. 2160 for Rs. **4,00,000/-** issued on 20.05.2017; receipt bearing no. 2161 for Rs. **2,00,000/-** issued on 20.05.2017; receipt bearing no. 2162 for Rs. **2,50,000/-** issued on

20.05.2017; receipt bearing no. 2163 for Rs. **2,50,000/-** issued on 20.05.2017; receipt bearing no. 2164 for Rs. **72,000/-** issued on 20.05.2017; receipt bearing no. 2103 for Rs. **5,00,000/-** issued on 28.04.2017 and cancellation application dated 19.02.2020, Copy of Aadhar Card

No reply has been filed by the respondent. On the last date of hearing, Mr. Alok Kumar, M.D of the respondent company submitted that he would approach the allottees with the proposal of alternative land/flat and will make adjustment and if they want refund, he would submit the plan for refund.

The complainant reiterated his request for refund with interest stating that he was not interested in the proposal offered by the respondent company.

Having heard the submissions of both the parties the bench hereby directs the respondent company and their Directors to refund the Rs. 30,30,500 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 from the date of taking the booking till the date of refund within sixty days of issue of this order.

So far as claim of compensation is concerned, the complainant is at liberty to approach before the Adjudicating Officer.

Sd/-

**Nupur Banerjee**  
(Member)

Sd/-

**Naveen Verma**  
(Chairman)