

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

**Case No: RERA/CC/1089/2021**

**Umesh Kumar**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: Agrani BOB City**

**18-10-2022**

**ORDER**

This matter was last heard on 30.08.2022

In this matter the complainant booked a duplex in the project BOB City in 2015 and had paid Rs. 5,00,000/-. The complainant has filed the complaint case as the respondent failed to construct the project. The complaint has been filed for refund with interest.

The complainant has placed on record copy of KYC, transaction details, cancellation letter dated 25-02-2019 and money receipt.

Perused the records. No reply has been filed by the respondent. The representative for the respondent was present on the last date of hearing and has not challenged the contention of the complainant.

On last date of hearing the complainant has reiterated the complaint petition and prayed for refund with interest.

After considering the documents filed and submission made, the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs. 5,00,000/- 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 3% 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)