

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

**Case No: RERA/CC/579/2021**

**Rani Kumari**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: IOB Nagar, Block P**

**28.07.2022**

**ORDER**

This matter was last heard on 21.07.2022.

In this matter filed under section 31 of the Real Estate (Regulation and Development) Act, 2016, the allottee states that she had booked a flat bearing no 401 with built up area 1300 Sq. Ft in the project IOB Nagar, Block P for a total consideration of Rs.16,50,000/-. She had paid Rs.14,50,000/- and a Memorandum of Understanding was executed on 11.04.2016 wherein it was mentioned that the said flat would be completed within 36 months with a relaxation period of six months. However, the promoter did not hand over possession of the flat. Hence, the complainant has been filed this complaint for refund of principal amount along with interest.

The allottee has placed on record copy of memorandum of understanding dated 11.04.2016 and money receipts of Rs.14.50 lakh, duly acknowledged and issued by the respondent company.

On the last date of hearing, the complainant reiterated her request for refund as she was not interested in any offer proposed by the respondent. The legal representative of respondent company had not refuted the contention of the complainant and had stated that the matter may be posted for order.

In the light of submissions made, perusal of case records and considering that complainant has prayed for refund, the Bench hereby directs the respondent company and their Director to refund the principal amount of Rs.14,50,000/- 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 plus two percent from the date of taking the booking to 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)**