

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**  
**Before the Single Bench of Mr. Naveen Verma, Chairman**

**Case Nos. RERA/CC/887/2020**

**Prabha Kumari**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: - Sampatchak, Agrani**

**ORDER**

**08.08.2022**

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**18.08.2022**

The matter was last heard on 21.06.2022

The case of the complainant is that she booked a flat in the project Sampatchak in 2013. The complainant has stated that the respondent informed that as the land of the project has been declared as green zone, they are not able to continue with the project. The complainant has stated that she has paid Rs. 6,00,000/- out of which the respondent has refunded Rs. 3,75,000/-. The complainant requests for refund of remaining paid consideration with interest on total paid consideration.

The complainant has placed on record copy of M.O.U. dated 18/07/2013, refund letter dated 30/10/2017 and account statement.

Perused the record. No reply has been filed by the respondent.

The Bench notes that both the parties failed to appear despite notice dated 02/06/2022 was issued to both the parties. As no reply has been filed the facts as stated by the complainant are being admitted.

The Bench observes that there is no merit in keeping the matter pending, so, orders are being passed on the basis of documents available on record.

After considering the documents filed by the complainant, the Bench hereby directs the respondent and its Directors to refund the remaining paid consideration of Rs. 2,25,000/- to the complainant along with interest on the total paid consideration at the rate of marginal cost of fund-based lending rates (MCLR) of State Bank of India as applicable for three years plus five percent from the date of taking the booking to the date of refund within sixty days of issue of this order.

With these observations and directions, the matter is disposed of.

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