

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

**Case No: RERA/CC/955/2021**

**Rup Kamal**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: Agrani SBI Nagar**

**17-10-2022**

**ORDER**

This matter was last heard on 29.08.2022

In this matter the complainant booked a flat bearing no.305 in the project SBI Nagar in 2015 and had paid Rs. 4,11,000/-. The complainant has filed the complaint case as the respondent failed to construct the project. The complaint has been filed for refund of the paid amount along with 20% compound interest.

The complainant has placed on record copy of money receipts and copy of KYC.

Perused the record. 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 the last date of hearing the complainant has reiterated his prayer.

The Bench observes that the allottee has not sent any communication to the promoter regarding cancellation of booking. The Authority ought to be approached only after the promoter fails to respond to such communication. However, since the matter has already been heard, orders are being pronounced.

Having heard the submissions, the Bench hereby directs the respondent company and its directors to refund the principal amount of Rs. 4,11,000/- 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 three percent 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)