

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**

**Before the Single Bench of Mrs. Nupur Banerjee**

**Case No. RERA/CC/759/2021**

**Dr. Ashoka Kumar Chowdhury ...Complainant**

**Vs.**

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

**Project: - Prakriti Vihar**

**For Complainant: In Person**

**For Respondent : Mr. Satwik Singh, L.R.**

**ORDER**

**25.08.2022**

The matter was last heard on 25.07.2022.

The case of the complainant is that he had booked plot bearing no: 509, admeasuring 2200 sq. ft. in the project Prakriti Vihar. The complainant has stated that he had paid Rs.6,90,000/- to the respondent out of total consideration of Rs.11,39,875/- but since they have failed to hand over the plot, this complaint case has been filed for refund of paid consideration with interest.

The complainant has placed on record, copy of cancellation letter, money receipts and KYC, duly acknowledged and issued by the respondent company.

Perused the records. No reply has been filed by the respondent. However their representative has been present on the last date of hearing and have not refuted the claim.

On the last date of hearing, the complainant reiterated his prayer for refund.

The representative of the respondent company has submitted that the complainant is not interested in any offer; hence, order for refund may be passed.

After considering the documents filed and submissions made by both the parties, the Bench hereby directs the respondent company and their Directors to refund the paid consideration i.e. Rs. 6, 90,000/- to the complainant along with interest at the rate of marginal cost of fund based lending rates (M.C.L.R.) of the State Bank of India as applicable for three years plus two percent from the date of taking the 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)**