

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Mrs. Nupur Banerjee

Complaint Case No. RERA/CC/591/2021

Rajiv Ranjan..... Complainant

Vs

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

Project: Agrani SBI Nagar

For Complainant: In Person

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

05/08/2022

ORDER

The matter was last heard on 21-07-2022.

The case of the complainant is that he booked a flat in the project Agrani SBI Nagar and accordingly a Memorandum of Understanding dated 27-02-2016, has been executed between complainant and respondent. He further submitted that he had paid a sum of Rs.6.50 lakh out of total consideration amount of Rs. 12 lakh in lieu of booking made. As no construction work is going on, the complainant has filed the present case seeking relief for refund of the principal amount paid along with interest.

The complainant has placed on record copy of money receipts issued by the respondent company against payment of Rs.6,50,000/- . Further, the complainant has also placed on record Memorandum

of Understanding dated 27-02-2016.

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 submitted that he is not interested in the alternative offer given by respondent. Further he reiterated his prayer for refund.

Mr. Satwik Singh, L.R. of the respondent company submits during the last hearing that as complaint is not interested in any offer, order may be passed.

In the light of submissions made, perusal of case records and considering the prayer of complainant for refund, the Bench hereby directs the respondent company and their Directors to refund the principal amount of Rs.6.50 lakh 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 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)