

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

Case No: RERA/CC/662/2021

Mr. Anand Prakash

...Complainant

Vs.

M/s Agrani Homes Real Marketing Pvt. Ltd.

...Respondent

Project: Agrani Yamuna Enclave, Shaguna More

03.08.2022

ORDER

This matter was last heard on 19.05.2022 and was posted for order on 26-05-2022. However, due to pre-occupation of the Bench in other matter order could not be pronounced.

The present matter has been filed under section 31 of the Real Estate (Regulation and Development) Act, 2016, the case of complainant is that he had booked a flat bearing flat no.604, in Block-A in the project Agrani Yamuna Enclave for a total consideration of Rs.26,69,000/- in 2019. He had paid Rs.5,05,000 /- However, there is no progress of work at the project site. Hence, the complainant has filed this complaint for refund of principal amount along with interest.

The complainant has placed on record, copy of money receipts of Rs.5.50 lakh, duly acknowledged and issued by the respondent company.

Perused the record of the case. The respondent has not filed any specific reply. However, Mr. Sumit Kumar, learned counsel for the respondent remains present during the course of hearing and has not challenged the submissions of complainant and facts are being admitted.

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

No one appears on behalf of the respondent on the last date of hearing.

Having heard the submission of both the parties and perusal of documents placed 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.5,05,000/- 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)