

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

Case No. RERA/CC/1593/2020

Sanjay KumarComplainant

Vs.

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

Project: - Agrani Prakriti Vihar

ORDER

01.07.2022

The matter was last heard on 26.05.2022.

The case of the complainant is that he had booked plot in the project “Agrani Prakriti Vihar” in 2015 and paid Rs.5,06,177/- between 2015-2018. However, as the respondent failed to hand over the plot, this complaint case has been filed for refund of paid consideration with 18 % compound interest.

The complainant has placed on record a copy of K.Y.C, and Money receipts duly issued by respondent against payment of Rs. 5,06,177 only.

Perused the records. No reply has been filed by the respondent. However, their representative has been present and have not refuted the claim.

On the last date of hearing the respondent submitted that they are willing to give possession within sixty days. However the complainant submitted that he is not interested in any offer proposed by the respondent and requested for refund of the amount paid along with interest.

The representative of the respondent agreed that the complaint case may be posted for order.

After considering the documents filed and submissions made by both the parties, the Bench

hereby directs the respondent company and its Directors to refund the paid consideration of Rs.5,06,177/- 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/-
Naveen Verma
(Chairman)**