

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

Case Nos. RERA/CC/604/2021

Nitu Trivedi **...Complainant**
Vs.
M/s Agrani Homes Real Marketing Pvt. Ltd. **...Respondent**

Project: - Agrani BOB City

ORDER

03.08.2022 The matter was last heard on 01.06.2022

The case of the complainant is that she booked flat no. 105 measuring 1630sqft in the project on 31/07/2015. The complainant has paid Rs. 2,00,001/- out of the total consideration of Rs. 11,38,500/-. The complainant has stated that as the respondent failed to start the construction of the project, she approached them for refund of paid consideration. As the respondent failed to return the deposit the complaint case has been filed for refund of paid consideration with 18% interest and compensation.

The complainant has placed on record copy of cancellation letter dated 04/11/2019, KYC, money receipt dated 01/08/2015 and MOU dated 05/07/2015.

Perused the record. No reply has been filed by the respondent.

The Bench notes that despite notice having been issued, the complainant failed to appear before the Bench. Hence, orders are being passed on the basis of material available on record.

On the last date of hearing, the representative of the respondent requested for time to check from record whether the complainant has got her refund or not, thereafter the Bench granted 1 week time to the respondent to file reply. Perused the record. No reply has been filed by the respondent as directed by the Bench on the last date of

hearing so the order has being passed on the basis of documents available on record.

After considering the documents filed, the Bench hereby directs the respondent and their Directors to refund the paid consideration of Rs. 2,00,001/- 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 three percent from the date of taking the booking to the date of refund within sixty days of issue of this order.

The complainant is at liberty to press the claim for compensation before the Adjudicating officer under relevant sections of the Act.

With these directions and observations, the matter is disposed of.

Sd/-
Naveen Verma
(Chairman)