

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

Case Nos. RERA/CC/726/2019

Abhinandan Kumar Sinha

...Complainant

Vs.

M/s Agrani Homes Pvt. Ltd.

...Respondent

Project: - IOB Nagar, Block – “O”

ORDER

01.07.2022

The matter was last heard on 26.05.2022.

The case of the complainants is that he booked a flat in the project IOB Nagar, Block – “O and paid Rs.16,49,445/- to the respondent. Memorandum of understanding was executed in 2014. The complainant has filed the present case seeking relief for refund of paid amount along with 18% interest and compensation.

The complainant has placed on record copy of M.O.U dated 19.03.2014 and money receipt against the payment of Rs. 16,49,445/- issued by the respondent.

On the last date of hearing the complainant reiterated his prayer for refund stating that he is not interested in any alternative offer proposed by the respondent.

Perused the record. The respondent has not filed any reply despite specific orders. However, the representative of the promoter had submitted during hearing that the complaint case may be posted for order, and hence the facts are being admitted.

The Bench notes that the complainant ought to have sent the letter for cancellation of his booking to the promoter and approached the Authority only after the promoter had failed to

respond to such request. However, since the matter is taken up for hearing, orders are being passed.

After considering the documents filed and submissions made by complainant, the Bench hereby directs the respondent company and their Directors to refund the outstanding principal amount of Rs.16,49,445/- 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 or more plus four 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/-
Naveen Verma
(Chairman)