

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

Case No. RERA/CC/842/2019

Sri Lal Bahadur Singh.....Complainant

Vs.

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

Project: - Agrani Prakriti Vihar

ORDER

02.08.2022

The matter was last heard on 30.05.2022.

The case of the complainant is that he had booked plot in the project **Agrani Prakriti Vihar** and paid a sum of Rs. 9,02,000/- in advance before execution of Memorandum of understanding in 2017. Memorandum of understanding was executed on 21.02.2018. The complainant has filed this instant case seeking relief for refund of total consideration paid along with 18 percent compound interest.

The complainant has placed on record a copy of M.O.U dated 21.02.2018 and refund application dated 7.06.2019.

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 complainant reiterated his prayer and further 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.

The Authority takes note that the agreement to sale was executed in 2018 without getting the project registered. The promoter may be issued a notice as to why suo motu proceedings for violation of Section 3 of the RERA Act, 2016 should not be initiated against them.

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. 9,02,000/- (Rupees Nine Lakh Two Thousand) 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 one 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)