

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Mr. Naveen Verma, Hon'ble Chairman

RERA/CC/913/2020

Renu SharmaComplainant

Vs.

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

PROJECT : "I.O.B Commercial "

Order

03.08.2022

This matter was last heard on 01.06.2022.

The case of the complainant is that she booked a unit in 2017 in the project **I.O.B Commercial** against which she has paid Rs. 2,41,730/-. Since no construction was going on, the complainant has filed the present case praying for refund of paid consideration with 18% interest.

The complainant has placed on record K.Y.C dated 20.12.2017.

On the last date of hearing the complainant reiterated her prayer. She further submitted that she is not interested in any alternative offer given by respondent and requested for refund with interest.

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

The Bench notes that despite specific direction, the complainant has not filed the cancellation letter which she has sent for refund to the respondent. The Authority ought to be approached only after the promoter fails to respond to such communication. However, since the matter has already been heard, and the promoter is not appearing, orders are being pronounced.

Having heard the submission of both the parties the Bench hereby directs the respondent company and its Director to refund the principal amount of Rs. 2,41,730/- 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 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)