

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR
Before the Single Bench of Mrs. Nupur Banerjee, Member

Case No: RERA/CC/155/2022

Nilam Srivastava Vinod Kr. Srivastava ...Complainant

Vs.

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

Project: Agrani Daffodils City-D

20/03/2023

ORDER

In this matter, the complainant has booked a flat bearing Flat No. 203 in Block-D, Agrani Daffodils City having super built-up area of 1280 sq.ft. and against the total consideration of Rs.36,80,460/- she has paid Rs.3,68,046/- through cheque dated 18.10.2015. Since there is no progress in the project, she has prayed for refund of the money with interest and compensation.

The complainant has placed on record the copy of the money receipts.

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

On the last date of hearing the complainant reiterated her prayer for refund with interest and compensation.

The Bench notes that despite several opportunities the respondent failed to appear before the Bench so, order is being passed on the basis of documents available on record.

In the light of the documents placed on record and submission made and considering that the respondent has taken the economic benefit of the consideration amount paid by the complainant in lieu of booking of the alleged flat, the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs.3,68,046/- to the complainant along with interest at the rate of marginal cost of fund-based lending rate (MCLR) of State bank of India as applicable for three years plus 4% interest from the date of taking booking till the date of refund within sixty days of issue of this order.

As regards compensation, the complainant is at liberty to file a case before the Adjudicating Officer as per provisions of the Act.

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

Sd/-
Nupur Banerjee
(Member)