

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

Case No: RERA/CC/867/2021

Niraj Kumar Sinha ...Complainant

Vs.

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

Project: Agrani Royal City, Siwala

24-11-2022

ORDER

The matter was last heard on 22.08.2022 and was fixed for orders on 23.09.2022. However, due to pre- occupation of the Bench in other matter, order could not be pronounced on the date fixed.

In this matter the complainant booked a flat having area of 1300 sq. ft. in the project **Agrani Royal City, Siwala** in 2013 and had paid Rs. 6,18,540/-. The complainant has filed the complaint case as the respondent failed to construct the project. The complaint has been filed for refund of the paid amount along with interest.

The complainant has placed on record copy of money receipts, legal notice dated 06/02/2020, send to the respondent for refund and copy of MOU dated 01/12/2013.

Perused the record. No reply has been filed by the respondent however, the representative of the respondent was present on the last date of hearing and has not challenged the contention of the complainant.

On the last date of hearing the learned counsel for the complainant reiterated his prayer for refund.

After considering the documents filed and submission made, the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs. 6,18,540/- 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 5 percent from the date of taking 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/-

**Nupur Banerjee
(Member)**