

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

Case No: RERA/CC/137/2022

Mahesh Kumar Singh

...Complainant

Vs.

M/s Agrani Homes Pvt. Ltd.

.. ...Respondent

Project: IOB Main Block-K

Present: For Complainant: None

For Respondent: None

03/04/2023

ORDER

In this matter, the complainant booked a flat on 2nd floor having an area of 1300 sq.ft. and paid Rs.14,80 lakh in the year 2013 but he has not yet got the flat. He has made several communications with the respondent but they have not given any reply. Therefore, he has prayed to direct the respondent to refund the principal amount of Rs.14.80 lakh with interest.

The complainant has placed on record the copy of the KYC.

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

The Bench notes that since it is a case for refund of the principal amount with interest and the respondent has not filed any reply, so, in the interest of justice 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.14.80 lakh 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 2% interest from the date of 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)