

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Naveen Verma, Chairman

Case No.RERA/CC/310/2021

Rajeev Kumar Pradhan.....Complainant

Vs

Agrani Homes Real Marketing Pvt. Ltd..... Respondent

Project: Agrani S.B.I. Nagar

01.06.2022

ORDER

The matter was last heard on 27.04.2022.

The case of the complainant is that he booked a plot in the project “Agrani SBI Nagar” for total consideration of Rs.13,45,500/- (inclusive of taxes and other charges) in 2015 against which he paid Rs.11,00,000/- to the respondent. The respondent has failed to handover the possession of the plot. Hence, filed this case and has prayed for refund of the amount along with 12 % interest.

The complainant has placed on record a copy of the MOU signed between the parties, money receipt of Rs.11,00,000/- duly acknowledged by the respondent company.

Perused the records. The Bench notes that the respondent has not filed any reply. The Bench also recalls that the complainant is not interested in the offer of an alternative flat or plot made by the respondent during the course of hearing.

After considering the documents filed and submissions made, the Bench hereby directs the respondent company and their Directors to refund the principal amount of Rs 11,00,000/- 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 three percent from the date of taking the booking within sixty days of issue of this order.

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

Sd/-

Naveen Verma
(Chairman)