

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Hon'ble**

**Member Mr. S.D. Jha, RERA, Bihar,**

RERA/CC/1836/2020

RERA/AO/640/2020

Mr. Mukesh Kumar Singh & Renu Singh ..... Complainants

Vs.

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

For the Complainants: Mr. Rakesh Roshan Singh, Advocate

For the Respondent: None

**Project: AGRANI ROYAL CITY**

**ORDER**

**24.02.2023**

This case has come on transfer from the Adjudicating Officer.

Hearing taken up. Mr. Rakesh Roshan Singh, Advocate, appears for the complainants. The respondent is absent. The record shows that the respondent was also absent in the proceedings held on 16.3.2021, 8.4.2021 & 26.12.2022 before the Adjudicating Officer.

Learned counsel for the complainants submits that the complainants booked a flat in the year 2013 in the project on consideration amount of Rs.13,40,170, out of which till 23.8.2013 they paid Rs.10,00,000/-. The flat was to be handed over within the time frame but the respondent did not hand over the possession within the time granted. As a result, the complainants sent a cancellation letter to the respondent. They request for refund of the amount along with interest and compensation.

Perused the record. The Authority observes that the respondent neither honoured the commitment made to the complainant of completing the project within the time granted nor is showing interest in getting this case disposed of by appearing in the case. Considering the hardship being faced by the complainants and also the indifferent and non-cooperative attitude of the respondent – promoter, the Authority does not think it proper to allow this case pending for further period and, accordingly, the case is disposed of today itself.

In the backdrop of the submissions advanced on behalf of the complainants and on going through the material available on the record, the Authority directs the respondent - company and its Director to refund the amount of Rs.10,00,000/- to the complainants along with interest within sixty days of issue of this order. The rate of interest payable by the promoter shall be at two percent above the prevalent Prime Lending Rates (MCLR) of the State

Bank of India on the date on which the amount becomes due till the date of payment.

The complainant is at liberty to press other claims, which are in the nature of compensation, before the Adjudicating Officer, RERA.

With the aforesaid observations and directions, this case is disposed of.

**Sd/-**  
**S.D. Jha**  
**Member**