

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of**

**Hon'ble Member Mr. S.D. Jha, RERA, Bihar,**

RERA/CC/415/2022

Rajesh Kumar Pandey..... Complainant

Vs.

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

For the complainant: Mr. Dipak Kumar, Advocate

For the Respondent: None

**Project: SBI NGAR**

**ORDER**

20.04.2023 Hearing taken up. Mr. Dipak Kumar, Advocate, appears for the complainant. The respondent is absent.

Learned counsel for the complainant submits that the complainant booked a flat in the project in the year, 2015 on consideration amount of Rs.12,00,000/-, out of which he paid Rs.6,50,000/- on 23.1.2015 & 18.9.2015 but neither the project was completed nor possession of the flat was handed over nor money was refunded in spite of cancellation of allotment by the complainant. He submits that the complainant wants refund of the money along with interest. He further submits that the respondent did not appear before the Conciliation Forum also.

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 complainant, 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 made on behalf of the complainant and on going through the material available on the record, the Authority directs the respondent - company and its Directors, namely, Mr. Rana Ranvir Singh, Mr. Alok Sinha and Mr. Paduman Singh to refund the principal amount of Rs.6,50,000/- to the complainant 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**