

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

Case No: RERA/CC/825/2021

Satyendra Kumar Pathak

...Complainant

Vs.

M/s Agrani Homes Pvt. Ltd.

...Respondent

Project: IOB Nagar Q Block

03/02/2023

ORDER

This matter was last heard on 22.09.2022 and was fixed for orders on 10.11.2022. 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 in the year 2015 and paid Rs.8,24,720/- but till date there is no development in the project. The complaint has been filed for cancellation of MOU and refund of the paid amount along with interest and compensation.

The complainant has placed on record the copy of MOU dated 22.03.2015.

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

On the last date of hearing the complainant reiterated her prayer for refund with interest.

The Authority notes that despite several opportunities the respondent failed to appear before the Authority so, order is being passed on the basis of documents available on record.

After considering the documents filed and submission made, the Authority hereby directs the respondent company and its Directors to refund the principal amount of Rs.8,24,720/- 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 4% interest from the date of taking booking till the date of refund within sixty days of issue of this order.

For compensation, the complainant is at liberty to file a case before the Adjudicating Officer as per provisions of the Act.

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

Sd/-
Nupur Banerjee
(Member)