

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Bench of Hon'ble Member, Mrs. Nupur Banerjee &**  
**Hon'ble Member, Mr. S.D. Jha, RERA, Bihar.**

RERA/CC/863/2020

Mrs. Anita Devi .....Complainant

Vs.

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

**PROJECT: I.O.B. NAGAR**

For the complainant: Sri Abhay Chandra Gupta, Husband.

For the Respondent: None

**ORDER**

02.02.2023 Hearing taken up. Sri Abhay Chandra Gupta, husband of the complainant, appears for the complainant by filing a letter of authorization. The respondent is absent.

Husband of the complainant submits that the complainant booked a flat in the project in March, 2013 on consideration amount of Rs.12,00,000/- and she deposited the entire consideration money at a time on 13.3.2013. The flat was to be handed over till June 2016, but till date no work of the project has started. Hence, the complainant sent a cancellation letter to the respondent and wants to get the money deposited by her refunded 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 as in spite of notice issued on 18.11.2022, the respondent did not appear on 05.01.2023 also. Considering the indifferent and non-cooperative attitude of the respondent – promoter as well as the difficulties 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 advanced on behalf of the complainant and on going through the material available on the record, the Authority directs the respondent company and its Director to refund the principal amount of Rs.12,00,000/- to the complainant along with interest within sixty days of issue of this order. The interest would be paid at the rate of Marginal Cost of Fund Based Lending Rates (MCLR) of the State Bank of India as applicable for three years plus 2% interest from the date of booking till the date of refund.

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**

Sd/-  
**Nupur Banerjee**  
**Member**