

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR

RERA/CC/1252/2020

Manoj Kumar Singh

...Complainant

Vs.

M/s Agrani Homes Pvt. Ltd.

...Respondent

Project: - Sampatchak

Order

23.01.2023

The matter was earlier heard on 11.11.2022 and was ordered to be listed for further hearing on 15.12.2022. However, due to non-availability of both the Presiding Officers, the matter could not be taken up on 15.12.2022. The matter was last heard on 19.01.2023.

The learned counsel for the complainant, Shri Mritunjay Harsh along with the complainant himself were present. The respondent was absent.

The complainant submitted that since the respondent company is not appearing, necessary orders may be passed. The complainant also submitted that he has to come from Begusarai for hearing of the matter and hence the order for refund of principal amount along with interest paid to the Bank may be passed.

The learned counsel submitted that in response to the interim order dated 29.08.2022, the respondent has not

approached the complainant with alternative offer for flat/ plot although the complainant was willing to wait for the same.

The Authority observes that this matter is pending for lacs of response by the respondent and the complainant is being subjected to additional costs.

It takes note of the submission of the complainant and his learned counsel for refund of deposit.

The Authority directs the respondent company and its Director Shri Alok Kumar to refund the principal amount of Rs.8.24 lacs to the complainant along with interest calculated at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years plus six percent from the date of deposit till the date of refund within sixty days of issue of this order.

The complainant is at liberty to press the claim for compensation along with the interest paid to be Bank before the Adjudicating officer.

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

Sd/-
(S.D. Jha)
Member

Sd/-
(Naveen Verma)
Chairman