

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR
Before the Single Bench of Mr. Naveen Verma, Chairman

Case Nos. RERA/CC/1450/2020

RERA/AO/447/2019

Mr. Ramu Kumar Mishra

...Complainant

Vs.

M/s Agrani Homes Pvt. Ltd.

...Respondent

Project: - Agrani Sunrise City

ORDER

19.12.2022

The matter was last heard on 30.11.2022. The learned counsel for the complainant is present. The respondent is absent again, and hence ex-parte orders are being passed.

The case of the complainant is that he entered into an MOU with the respondent company on 12thDecember, 2013 and had paid Rs. 14,43,260/- against the consideration amount of Rs. 17,52,530/- for purchase of flat No. 203 in Block- A of the proposed project. He has stated that even after lapse of 7 years, no work has been done nor has the respondent company refunded the money. He sent application for refund and finding

no response he has filed the matter and has prayed for refund of the deposited amount along with interest and compensation.

The complainant has filed a copy of MOU, KYC, money receipts, application sent for refund of amount, copy of email and proof of WhatsApp communication sent to the respondent company.

The respondent has not appeared before the Authority nor has he filed any response. The claim of the complainant is, therefore, admitted.

Taking into view the submissions made by the complainant the Authority hereby directs the respondent company and its Directors to refund the principal amount i.e. Rs.14,43,260/- 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 before the Adjudicating officer.

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

Sd/-
Naveen Verma
(Chairman)