

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

Case Nos. RERA/CC/1527/2020
RERA/AO/500/2020

Namita Shankar **...Complainant**

Vs.

M/s Agrani Homes Pvt. Ltd. **...Respondent**

Project: - I.O.B. Nagar (Block-M)

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 20.05.2014 after paying the entire consideration amount of Rs. 18,55,620/-. She has submitted that even after lapse of 6 years, finding no progress of work, she had sent legal notice for cancellation of MOU and refund on 5.9.2020. However, there was no response and hence she has filed the matter for

refund of the deposited amount along with interest and compensation.

The complainant has filed a copy of MOU, money receipts and legal notice.

The respondent has not 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.18,55,620/- 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 four 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.

Naveen Verma
(Chairman)