

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

Case No: RERA/CC/461/2021

Vidyanand Mishra

...Complainant

Vs.

M/s Agrani Homes Real Marketing Pvt. Ltd.

.. ...Respondent

Project: Agrani Daffodils City

28/03/2023

ORDER

In this matter, the complainant has booked a 2 BHK flat on 15.10.2016 in Agrani Daffodils City situated at Mahuabag, Rupaspur, Patna and paid Rs.2,84,251/- through cheque on 16.10.2016. At that time the respondent told him that the work is going to be started within three months and the allotment of flat will be given in the year 2020 but till now they have not started the work. It is stated that he contacted several times with the respondent but no concrete response has been received. Therefore, he has prayed to direct the respondent to refund the principal amount of Rs.2,84,251/- with interest and compensation.

The complainant has placed on record the copy of the money receipts.

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

The Bench notes that since it is a case for refund of the principal amount with interest and the respondent has not filed any reply, so, in the interest of justice order is being passed on the basis of documents available on record.

In the light of the documents placed on record and submission made and considering that the respondent has taken the economic benefit of the consideration amount paid by the complainant in lieu of booking of the alleged flat, the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs.2,84,251/- 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 3% interest from the date of taking booking till the date of refund within sixty days of issue of this order.

As regards 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)