

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

Case No: RERA/CC/548/2021

Kumari Priyanka Sharma & Manoranjan Kr. Sharma ...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 flat bearing Flat No.301 Block-A in the project Agrani Daffodils City situated at Mahuabag, Rupaspur, Patna in October, 2015 and paid full consideration of Rs.24.00 lakh on 27.06.2017 but till now they have not started the work. When the complainant tried to contact the respondent, they have not responded. Therefore, he has prayed to direct the respondent to refund the principal amount of Rs.24.00 lakh with interest and compensation.

The complainant has placed on record the copy of the MOU and 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.24.00 lakh 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 4% 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)