

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Naveen Verma, Chairman

Case No. RERA/CC/307/2021

Manoranjan PrasadComplainant

Vs

Agrani Homes Real Marketing Pvt. Ltd.....Respondent

Project: Agrani S.B.I. Nagar

01.06.2022

ORDER

The matter was last heard on 27.04.2022.

The complainant booked a flat in the project “Agrani SBI Nagar” for total consideration of Rs.13,00,000 /-(including taxes) in 2015 against which he paid Rs.11,00,000/- to the respondent. The complainant has alleged that respondent has failed to hand over the possession of the said flat. Hence, filed this case and have prayed for a refund of the amount along with 12 % interest.

The complainant has placed on record a copy of MOU dated 21.06.2016 and KYC.

Perused the records. The Bench notes that the respondent has not filed any reply.

The complainant has not filed any receipt regarding the payment of the alleged amount. However, the complainant has placed on record the copy of memorandum of understanding referring page no. 3 and 4 payment schedule wherein it is mentioned that Rs. 10,64,339/- has been paid by the allottee.

The Bench also recalls that the complainant is not interested in the offer of an alternative flat or plot made by the respondent during the course of the hearing and reiterates for the refund of the amount paid.

After considering the documents filed and submissions made, the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs. 10,64,339/- to the complainant along with interest at the rate of the marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years plus three percent from the date of taking the booking till the date of refund within sixty days of issue of this order.

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

Sd/-

Naveen Verma
(Chairman)