

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Mrs. Nupur Banerjee

Case No. RERA/CC/571/2021

Rajneesh Ranjan..... Complainant

Vs

M/s Agrani Homes Real Marketing Pvt. Ltd.....Respondents

Project: Agrani SBI Nagar

For Complainant: Mr. Deepak Kumar, Advocate

For Respondent : Mr. Satwik Singh, L.R.

28/07/2022

ORDER

The matter was last heard on 21-07-2022.

The case of the complainant is that he booked a flat in the project Agrani SBI Nagar and paid a sum of Rs.12.18 lakh. As no construction work is going on, the complainant has filed the present case seeking relief for refund of the principal amount paid along with interest.

The complainant has placed on record copy of money receipts issued by the respondent company against payment of Rs.12,18,000/- along with letter dated 12-11-2019 written to respondent regarding the refund .

Perused the records. No reply has been filed by the respondent. However their representative has been present on the last date of hearing and have not refuted the claim.

On the last date of hearing the complainant submitted that he is not interested in the alternative offer given by respondent. Further he reiterated his prayer for refund.

Mr. Satwik Singh, L.R. of the respondent company submits during the last hearing that as complaint is not interested in any offer, order may be passed.

The Bench takes the note of that, complainant has filed an affidavit amending the complaint form from N to M.

In the light of submissions made, perusal of case records and considering the prayer of complainant for refund, the Bench hereby directs the respondent company and their Directors to refund the principal amount of Rs.12.18 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 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/-

Nupur Banerjee

(Member)