

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

Case No: RERA/CC/1086/2021

Sangita Kumari

...Complainant

Vs.

M/s Agrani Homes Real Marketing Pvt. Ltd.

...Respondent

Project: Agrani PG Town, Block - E

18-10-2022

ORDER

This matter was last heard on 30.08.2022

In this matter the complainant booked a flat bearing no. 404 in the project Agrani PG Town, block - E in 2018 and had paid Rs. 16,68,750/-. The complainant has filed the complaint case as the respondent failed to construct the project. The complaint has been filed for refund of the paid amount along with interest.

The complainant has placed on record copy of MOU dated 03/07/2019, money receipts, ledger account, cancellation letter dated 15/07/2019 and copy of KYC dated 15/09/2018.

Perused the record. No reply has been filed by the respondent. The representative for the respondent was present on the last date of hearing and has not challenged the contention of the complainant.

On the last date of hearing the complainant has reiterated his prayer.

The Bench notes that the respondent has violated Section 3 of RERA Act, 2016 as the respondent booked the flat without registering the real estate project with RERA. This matter may be included in the Suo Moto proceeding against the respondent company.

After considering the documents filed and submission made, the Bench hereby directs the respondent company and its directors to refund the principal amount of Rs. 16,68,750/- 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 from the date of taking 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)