

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR
Before the Single Bench of Mr. Naveen Verma, Chairman

Case Nos. RERA/CC/1108/2020

Pankaj Kumar

...Complainant

Vs.

M/s Agrani Homes Pvt. Ltd.

...Respondent

Project: - Agrani Sunrise City

ORDER

08.08.2022

18.08.2022

The matter was last heard on 21.06.2022.

The case of the complainant is that he booked a flat in the project Sunrise City in 2014 and paid Rs. 16,00,000/- to the respondent. However, the respondent failed to start the construction of the project. The complainant requests for refund of paid consideration with interest.

The complainant has placed on record copy of M.O.U. dated 18/07/2013, refund letter dated 30/10/2017 and account statement.

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

The Bench notes that both the parties failed to appear before the Bench on the last date of hearing. However, during the hearing held on 23/05/2022, the complainant had submitted that the respondent has refunded the total paid consideration and requested for interest on paid consideration.

The Bench notes that its directions to file reply within 1 week with copy to the complainant stating therein the refund amount with date has not been complied by the promoter. The Bench concludes that the submission of the complaint is admitted.

After considering the documents filed and submission made by the complainant, the Bench hereby directs the respondent and its Directors to pay interest on the total paid consideration (that is Rs. 16,00,000/-) at the rate of marginal cost of fund-based lending rates (MCLR) of State Bank of India as applicable for three years plus four percent from the date of taking the booking to 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)