

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

Case Nos. RERA/CC/756/2021

Rekha Rani

...Complainant

Vs.

M/s Agrani Homes Pvt. Ltd.

...Respondent

Project: - Agrani IOC Shivala, Block-E

ORDER

25.08.2022

The matter was last heard on 25.07.2022.

The case of the complainant is that she had booked a 3 BHK flat, admeasuring 1322 Sq.ft., in the project Agrani IOC Shivala, in Block-E and had paid total amount of Rs.13.80 lakh, out of total consideration of Rs.15.50 lakh and accordingly the Memorandum of Understanding dated 03-12-2018, has been executed between the parties. As no development has been started at the project site and no response regarding status of flat or refund of the amount paid has been communicated by the respondent, the present complaint has been filed seeking refund of the amount paid with interest.

The complainant has placed on record, money receipts, duly acknowledged and issued by the respondent company along with Memorandum of Understanding dated 03-12-2018.

Perused the record. The respondent has not filed any reply. 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 reiterated her prayer for refund.

The representative of the respondent company has submitted that the complainant is not interested in any offer; hence, order for refund may be passed.

After considering the documents filed and submissions made, the Bench hereby directs the respondent company and their Directors to pay the interest on the total paid consideration which is Rs. 13,80,000/- at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years plus 3% from the date of taking the booking within sixty days of issue of this order.

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

Sd/-
Nupur Banerjee
(Member)