

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

Case No: RERA/CC/136/2022

Rajeev Kumar

...Complainant

Vs.

M/s Agrani Homes Pvt. Ltd.

...Respondent

Project: IOB Main Block-K

06/04/2023

ORDER

In this matter, the complainant has booked a flat on 2nd floor in K Block in the said project measuring 1300 sq.ft. in the year 2013 and he has paid Rs.15 lakh. It is stated that he has not yet got the flat even after nine years nor they have communicated about getting the flat. He has prayed for refund of the money with interest.

The complainant has placed on record the copy of the KYC and the money receipts.

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

On two consecutive dates, none has appeared on behalf of either sides.

The Bench notes that despite several opportunities the respondent failed to appear before the Bench so, in the interest of justice order is being passed on the basis of documents available on record.

In the light of the documents placed on record and submission made and considering that the respondent has taken the economic benefit of the consideration amount paid by the complainant in lieu of booking of the alleged flat, the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs.15 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 6% interest 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)

