

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

Case No. RERA/CC/697/2019

Kumar Shiv Ranjan.....Complainant

Vs.

M/s Agrani Homes Pvt. Ltd..... Respondent

Project: - Sampatchak

ORDER

19-09-2022

The matter was last heard on 29.08.2022. In this matter detailed interim order was passed on 16.08.2022 in which the facts of the case are mentioned.

On the last date of hearing the learned counsel for the complainant reiterated the relief sought in the complaint petition and submitted that he is not interested in any alternate offer.

Perused the record. The complainant had submitted that he had received Rs 5.00 lakhs as refund from the respondent and had pressed for the balance payment of Rs 3,24,720/- along with applicable interest.

The respondent has not filed reply.

The Authority observes that as the respondent has not refuted the submissions, the claim of the complainant is admitted. Orders are being passed on the basis of documents available on record.

After considering the documents filed and submission made the Authority hereby directs the respondent company and its Director to refund the principal amount of Rs. 3,24,720/- to the complainant along with interest at the rate of marginal cost of fund-based lending rates (MCLR) of State Bank of India as applicable for three years plus 5% percent from the date of taking the booking till the date of refund within sixty days of issue of this order.

The complainant is at liberty to press the claim for compensation before the Adjudicating Officer.

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

Sd/-
Naveen Verma
(Chairman)