

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

Case No: RERA/CC/836/2019

Pawan Kumar Mishra

...Complainant

Vs.

M/s Agrani Homes Pvt. Ltd.

...Respondent

Project: I.O.B Nagar

12.08.2022

25.08.2022

ORDER

This matter was last heard on 28.06.2022

In this matter the allottee had booked a 3 Bhk flat in the project I.O.B Nagar, Block O for a total consideration of Rs. 17,00,000/- on 11.04.2017 and had paid Rs. 15,51,000/-. A Memorandum of Association was executed wherein it was mentioned that the said flat would be completed within 36 months and with a relaxation period of 6 months. However, as the promoter failed to start the construction of flat neither refund the money the complaint has been filed for refund of the paid amount along with 18% interest and compensation.

The allottee has placed on record copy of memorandum of association dated 11.04.2017. The M.O.U indicates that Rs.15,51,000 was paid by him at the time of booking.

Perused the records. 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 but instead submitted that the complainant is not interested in any alternate offer.

On last date of hearing the complainant reiterated his prayer.

Having heard the submissions, the Bench hereby directs the respondent company and its Directors to refund the principal amount

of Rs.15,51,000 (Rupees Fourteen Lakh only) 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 one percent from the date of taking booking till the date of refund within sixty days of issue of this order.

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

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

Sd/-
Naveen Verma
(Chairman)