

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

Case Nos. RERA/CC/865/2020

Mamta Kumari

...Complainant

Vs.

M/s Agrani Homes Real Marketing Pvt. Ltd.

...Respondent

Project: - Agrani SBI Nagar

ORDER

25.08.2022

The matter was last heard on 01.07.2022.

The case of the complainant is that she had booked a flat in the project titled SBI Nagar by making a payment of Rs. 6,50,000/- in 2015. She stated that as the respondent failed to start construction the project, she filed the matter for refund of paid consideration along with 18% interest per annum and compensation.

The complainant has placed on record a copy of M.O.U. dated 30/10/2015, copy of money receipts with supporting cheques, copy of KYC and cancellation letter dated 12/11/2019.

On the last date of hearing, the learned counsel for complainant filed petition to amend the complaint petition as typed copy of the complaint petition was prayed to the Adjudicating Officer . He reiterated the prayer for refund with interest.

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

The Bench notes that on the hearing dated 31/05/2022, the representative of the respondent appeared before the Bench and has not challenged the submissions of the learned counsel for the complainant.

The Bench further notes that the respondent failed to appear on the last date of hearing despite notice having been issued to him.

After considering the documents filed and submissions made, the Bench hereby directs the respondent and its Directors to refund the paid consideration of Rs. 6,50,000/- 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 3% from the date of taking the booking to the date of refund within sixty days of issue of this order.

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

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

Sd/-
Naveen Verma
(Chairman)