

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

Case No. RERA/CC/750/2019

Surjeet Singh.....Complainant

Vs.

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

Project: - IOB Nagar

ORDER

26-09-2022

In this matter detailed interim order was passed on 12.08.2022 in which the facts of the case have been elaborated in detail.

The matter was last heard on 12.09.2022. On the last date of hearing the complainant reiterated the prayer for refund with interest.

An opportunity was given to the respondent to file their reply.

Perused the record. The respondent has not filed reply.

Hence, the petition of the complainant is admitted and orders are being passed on the basis of documents available on record.

The Authority observes that the allottee has not sent any communication to the promoter regarding cancellation of booking. The Authority ought to be approached only after the promoter fails to respond to such communication. However, since the matter has already been heard, and the promoter is not appearing, orders are being pronounced.

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. 14,87,960/- 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)