

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

Case Nos. RERA/CC/1018/2020

Ravi Kumar

...Complainant

Vs.

M/s Agrani Homes Real Marketing Pvt. Ltd.

...Respondent

Project: - BOB City

ORDER

23.05.2022

The matter was last heard on 17.05.2022

The case of the complainant is that he booked a Flat No. 603 in the project in 2015. The consideration amount was Rs.10,00,000/- (Rupees Ten Lakhs). The complainant has alleged that even after payment, the respondent company failed to handover the possession of the flat to him. Thereafter, the complainant approached the respondent company with a request to cancel the booking and refund the amount of Rs.4,00,000 to him. He has stated that upon such request Rs. 4,00,000/- has been refunded to the complainant. The complaint has been filed praying for payment of the interest at 18% per annum on the principal amount of Rs.4,00,000 paid by him.

The complainant has placed on record a copy of bank statement from 01.07.2015 to 01.02.2022 account in the name of Ravi Kumar, a copy of money receipt amount of Rs.4,00,000 and a authorization letter dated 05.02.2022.

On perusal of the documents submitted, it seems the complainant made payment of Rs.4,00,000/- (Rupees Four Lakhs) through RTGS to the respondent company against booking of the

said flat and a money receipt bearing SI. No. 507 dated 23.07.2015 was issued against the said payment.

On last date of hearing the representative for the complainant namely Ashish Kumar reiterated his prayer.

Perused the record. The Bench notes that the respondent has not filed any reply despite opportunity given to them.

After considering the documents filed and submissions made, the Bench hereby directs the respondent company and their Directors to pay interest on principal amount of Rs 4.00 lakhs calculated at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years or more plus three percent from the date of taking the booking within sixty days of issue of this order.

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

Sd/-
Naveen Verma
(Chairman)