

REAL ESTATE REGULATORY AUTHORITY, BIHAR

RERA/CC/1885/2020

RERA/AO/679/2020

Praveen Kumar Ranjan

.....Complainant

Vs

Agrani Homes Real Marketing Private Limited

.....Respondent

Project: - B.O.B CITY

ORDER

24.03.2023:

The matter was last heard on 21.2.2023 after being transferred from the Court of the Adjudicating Officer.

The case of the complainant is that he had booked a flat in the project BOB City of the respondent company in 2016 . In accordance with the terms of MOU executed between the parties the complainant had deposited Rs 4.00 lakhs towards the first instalment. However, finding no work in progress, he , along with other allottees, had sent a legal notice to the respondent .The respondent had replied to the notice that land was not available and had offered to give either an alternative flat in another project or refund the deposit. Being aggrieved, the matter has been filed for refund of deposit with interest and compensation.

The complainant has filed copies of the MOU, receipts, legal notice and the reply thereto.

Although the respondent had appeared before the Adjudicating Officer, he has not filed any reply . Hence the claim of the complainant is being admitted.

Taking into account the submissions made and documents filed by the complainant, the Authority directs the respondent company and its Director Mr Alok Kumar to refund the principal amount of Rs 4.00 lakhs along with interest calculated at the MCLR of SBI as applicable for three years plus 2 per cent within sixty days of issue of this order.

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

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

Sd/-
(Naveen Verma)
Chairman