

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mr. Naveen Verma, Chairman

RERA/CC/1765/2020

RERA/AO/614/2020

Sumit Kumar

.....Complainant

Vs

M/s Agrani Homes Pvt. Ltd.

.....Respondent

Project:IOB Nagar Q Block

27.12.2022:

ORDER

This matter was heard on 20.12.2022 and was fixed for orders on 27.12.2022.

The case of the complainant is that he had initially paid Rs.4,14,500/- between 2014 to 2016 to the respondent company for the project 'Power Grid' Nagar' Sampatchak. The complainant has stated that since the land of the project was subsequently declared as green zone the amount was transferred to a fresh booking in IOB Nagar Q Block. The complainant paid additional amount of Rs.1,45,500/- in 2018 making the total payment of Rs.5.60 lakh. However, finding no any progress in the project, the matter was filed for refund for deposited money with interest and compensation.

The complainant has filed copies of the money receipts issued by the respondent company and copy of the letter sent to the respondent company for transfer of booking from the project 'Power Grid', Sampatchak to IOB Nagar, Block Q.

Perused the records. The Director of the respondent company had appeared before the Adjudicating Officer when the matter was heard in February and March, 2021. Since the respondent has not contested the claim of payment of Rs.5.60 lakh made by the complainant is admitted.

The Authority notes that the complainant has not filed copy of letter of cancellation of booking sent to the respondent company. The complainant ought to have approached the Authority only after he had sent letter of cancellation to the respondent. However, since the matter has been taken up,

The Authority directs the respondent company and its Director, Mr. Alok Kumar to refund the principal amount of Rs.5.60 lakh to the complainant along with interest

calculated at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years plus 3% within 60 days from the date of booking to the date of refund.

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

Sd/-

(Naveen Verma)
Chairman