

REAL ESTATE REGULATORY AUTHORITY, BIHAR

RERA/CC/327/2019

RERA/AO/109/2019

Ashutosh Ranjan

.....Complainant

Vs

M/s Agrani Homes Pvt. Ltd.

.....Respondent

Project: I.O.B. Nagar at Sarari.

14.03.2023:

ORDER

This matter was last heard on 21.02.2023.

The complainant submits that he had paid Rs.15,52,230/- in 2015 for a flat in Block-S of the project IOB Nagar of the respondent company. Since the work was not started the complainant requested for refund of deposited money and Rs.15,00,000/- was refunded to him by the respondent company. This matter has been filed for refund of Rs.52,530/- the amount paid for Service Tax, interest on the amount and compensation.

The learned counsel for the complainant has subsequently filed a chart indicating the dates on which the amount was returned by the respondent company. Rs.15 lakh was refunded between 07.10.2016 to 25.03.2017. The amount of Rs.52,000/- was refunded in March, 2021.

The respondent has not appeared hence ex-parte order is being passed.

The Authority observes that the refund of principal amount commenced one year after the payment was received.

The Authority therefore, directs the respondent and its Director Mr. Alok Kumar to pay interest calculated at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for two years plus 2% on the amount of Rs.15 lakh within 60 days from the date of order .

The Authority also directs to the respondent company to pay interest at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years plus 2% on the amount of Rs.52,000/- calculated from the date of booking till the date of refund.

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

With these directions/observations the case is disposed of.

Sd/-

(Naveen Verma)

Chairman