

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Naveen Verma, Chairman

Case No. CC/1154/2020

Chandra Vijay Pathak.....Complainant

Vs

Agrani Homes Pvt. Ltd.Respondent

Project: I.O.B. Nagar, Block-M

ORDER

30.05.2022

This matter was last heard on 26.04.2022.

The complainant booked a flat bearing no.107 admeasuring 1300sq.ft in the project “I.O.B Nagar”– Block “M” for a total consideration of Rs.17,50,000 plus taxes and paid a sum of Rs. 16,19,750/- in 2017 in various instalments. Since the respondent has till date not handed over the possession of the said flat the complainant has filed the present case seeking relief for refund of the amount paid along with interest.

The complainant has placed on record a copy of KYC, copy of Aadhar card, various money receipt issued by the respondent company against payment of Rs. 16,19,750 /-

On the last date of the hearing, the learned counsel for the complainant has reiterated that he is not interested in any alternative offer by the respondent. The Legal Representative for the respondent agreed, in that event, that this case may be posted for order.

Perused the record. The Bench notes that the respondent has not filed any reply.

Having heard the submission of both the parties the Bench hereby directs the respondent company and their Director to refund the principal amount of Rs 16,19,750/- 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 one percent from the date of taking the booking within sixty days of issue of this order.

With these directions , the matter is disposed of.

Sd/-
Naveen Verma
(Chairman)