

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

Case Nos. RERA/CC/1229/2020

Kumar Saurav

...Complainant

Vs.

M/s Agrani Homes Real Marketing Pvt. Ltd.

...Respondent

Project: - Agrani Maurya Palace

ORDER

04.08.2022

The matter was last heard on 09.06.2022

The case of the complainant is that he booked flat no. 304 in the project Maurya Place in 2015. The complainant has paid Rs. 4,54,626/- out of which the respondent has refunded Rs. 3,75,000/- to the complainant. The complainant requests for refund of remaining paid consideration with interest on total paid consideration.

The complainant has placed on record copy of KYC dated 26.03.2015 and money receipts.

Perused the record. The respondent has not filed any reply.

On the last date of hearing the complainant reiterated his prayer and requested for refund of Rs. 79,000/-. The respondent failed to appear before the Bench.

The Bench observes that there is no merit in keeping the matter pending, so, orders are being passed on the basis of documents available on record.

The Bench observes that the complainant has not sent any letter for cancellation of his booking to the promoter. The complainant ought to have sent a cancellation letter to the respondent and there after approached the Authority only if the promoter had failed to respond to such request. However, since the matter was taken up for hearing, orders are being passed.

After considering the documents filed and submission made by the complainant, the Bench hereby directs the respondent and its Directors to refund Rs. 79,626/- to the complainant along with interest on the total paid consideration at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years plus 3% from the date of taking the booking to the date of refund within sixty days of issue of this order.

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

Sd/-
Naveen Verma
(Chairman)