

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Naveen Verma, Chairman

Case No. CC/1324/2020

Navneet Kumar.....Complainant

Vs

Agrani Homes Pvt. Ltd.Respondent

Project: Agrani I.O.C.L Nagar

ORDER

01.06.2022

This matter was last heard on 26.04.2022.

The complainant booked flat bearing no. 905 in the project “I.O.C.L Nagar”– Block “D” in 2017 and paid a sum of Rs. 13,00,000/- via Cheque and cash. As no development work was going on the complainant applied for cancellation of booking in December 2019. In February 2020 respondent issued 10 cheques for refund of Rs.13,00,000 which were dishonoured by the bank Since the respondent has till date not refunded the paid amount, the complainant has filed the present case seeking relief for refund the amount along with 20% interest.

The complainant has placed on record a copy of K.Y.C dated 21/04/2017, Cancellation Application, Aadhar card and copy of payment receipts against payment of Rs.9,00,000 only duly issued by respondent.

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

Perused the record. The respondent has not filed any reply but since they have not refuted the contention of the complainant during hearing, the claim is admitted..

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 13,00,000/- 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 till the date of refund within sixty days of issue of this order.

With these directions , the matter is disposed of.

Sd/-
Naveen Verma
(Chairman)