

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

Case Nos. RERA/CC/1581/2020

Ajay Kumar Mishra ...Complainant
Vs.
M/s Agrani Homes Pvt. Ltd. ...Respondent

Project: - Agrani Sampatchak

ORDER

02.08.2022 The matter was last heard on 30.05.2022

The case of the complainant is that he booked a flat in the project Agrani Sampatchak in 2013. The complainant has paid a consideration of Rs. 6,00,000/- out of which the respondent has refunded Rs. 3,00,000/- as the construction of the flat was not started. The complainant has filed the complaint case for refund of remaining paid consideration with interest on total paid consideration.

The complainant has placed on record copy of cheques.

The complainant has been absent on quite a few occasions, and hence orders are being passed on the basis of material available on record.

Perused the record. No reply has been filed by the respondent.

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, the Bench hereby directs the respondent and its Directors to refund the paid consideration of Rs. 3,00,000/- 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 5 percent 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)