

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Naveen Verma, Chairman

Case No. CC/1711/2020

Vikash Kumar ChaurasiaComplainant

Vs

Agrani Homes Real Marketing Ltd.Respondent

Project: Agrani Sunrise City

ORDER

13.06.2022

21.06.2022

This matter was last heard on 11.05.2022.

The case of the complainant is that he booked flat in the project “Agrani Sunrise City” in 2014 and paid a sum of Rs.16,49,440/-. Memorandum of understanding was executed on 23.05.2014 between both the parties. As construction was not undertaken ,the complainant cancelled the booking on 23.05.2017. After cancellation of booking the respondent refunded Rs.6,00,000 and Rs. 10,49,440 is still pending. The complainant has filed the present case seeking relief for refund of the remaining amount with interest .

The complainant has placed on record a copy of Memorandum of understanding dated 23.05.2014, K.Y.C dated 31.03.2014, receipts against payment of Rs.16,49,440 only.

On the last date of the hearing, the complainant reiterated his submission that he had paid Rs. 16,49,440/-/- in 2014 against which Rs 10,49,440/- is yet to be refunded.

Perused the record. The respondent has not filed any reply. The Legal Representative for the respondent had agreed that this case may be posted for order.

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.10,49,440/- 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 or more plus four 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)