

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Mr. Naveen Verma, Chairman

RERA/CC/224/2021

Rajeev Ranjan KumarComplainant

Vs.

M/s Agrani Homes Real Marketing Pvt. Ltd...Respondent

PROJECT: “Agrani SBI Nagar”

ORDER

12-09-2022

This matter was last heard on 28.06.2022.

The case of the complainant is that he booked a flat measuring 1050 sq ft in the project Agrani SBI Nagar, against which he has paid Rs. 10,00,000/- in 2017. He has stated he has canceled the booking but as the respondent failed to refund, the matter has been filed for refund of the paid consideration along with interest.

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

Perused the record. The complainant has stated on affidavit that he is not interested in alternate offer proposed by the respondent. The respondent has filed reply stating therein that the complainant is not interested in alternate offer proposed.

The Bench notes that on several occasions both the parties failed to appear despite notice having been issued to both the parties.

The Authority notes that the respondent has violated Section 3 of RERA Act, 2016 as the respondent booked flat without registering the real estate project with RERA. This matter may be included in the Suo Moto proceeding against the respondent company.

After considering the documents filed, the Bench hereby directs the respondent company and their Directors to refund the paid consideration of Rs. 10,00,000/- 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 1% from the date of taking the booking to the date of refund within sixty days of issue of this order.

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

Sd/-
Naveen Verma
(Chairman)