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

Case Nos. RERA/CC/284/2021

Amresh Kumar & Mrs Alpana Kumari ...Complainant

Vs.

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

Project: - BOB City

ORDER

28.06.2022

The matter was last heard on 24.05.2022

The case of the complainant is that he booked a flat in the project BOB City for which he paid Rs.2,00,000/- to the respondent. As construction was not undertaken the complainant cancelled the booking in 2019. The allottee has filed the instant case for refund of paid consideration amount along with interest.

The complainant has placed on record copy of K.Y.C, M.O.U dated 5.07.2015, booking cancellation application dated 6.11.2019, copy of money receipt against the payment of Rs.2,00,000/- issued by the respondent.

On the last date of hearing the learned counsel for the complainant reiterated his prayer.

Perused the record. The Bench had, on the request of the representative of the respondent, given time to them to file reply within 2 weeks with copy to the complainants stating therein the refund amount with date if the complainants have got their refund. Since no reply has been filed, the Bench concludes that the amount indicated in the complaint petition is admitted.

After considering the documents filed and submissions made by complainant, the Bench hereby directs the respondent company and their Directors to refund the principal amount of Rs. 2,00,000/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 or more plus three 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)