

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

Case Nos. RERA/CC/363/2019

Dilip Kumar Singh

...Complainant

Vs.

M/s Agrani Homes Pvt. Ltd.

...Respondent

Project: - IOB Nagar, Block F

ORDER

12.09.2022 The matter was last heard on 17.08.2022.

The case of the complainant is that he booked a flat in the project IOB Nagar Block - F in 2018. The complainant had paid Rs. 8,00,000/- but as the respondent failed to handover the flat he filed the matter for refund with interest and compensation.

The complainant has placed on record copy of cancellation letter dated 21/01/2019, KYC dated 22/10/2018, acceptance of cancellation letter by promoter dated 21/01/2019, and money receipt dated 30/10/2018.

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

On the last date of hearing, the complainant submitted that the respondent has refunded Rs. 4,00,000/- out of the total paid consideration. The respondent had sent a mail requesting for a copy of the complaint petition.

The Authority takes note of the submission of the complainant Bench notes that a copy of complaint petition was sent to the respondent and that this matter is being delayed. Since no response

has been received from the promoter even after a copy of the petition was sent to them , the submission and the claim of the complainant is admitted.

The Authority, therefore, directs the respondent and its Directors to pay to refund the remaining consideration which is Rs. 4,00,000/- with interest at the rate of marginal cost of fund-based lending rates (MCLR) of State Bank of India as applicable for three years from the date of taking the booking to the date of refund within sixty days of issue of this order.

The complainant is at liberty to approach the Adjudicating officer under relevant sections of the Act for his claim regarding compensation from the respondent company.

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

Sd/-
Naveen Verma
(Chairman)