

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

Case Nos. RERA/CC/373/2019

Sujit Kumar Bharti

...Complainant

Vs.

M/s Agrani Homes Pvt. Ltd.

...Respondent

Project: - Shivala

ORDER

18.08.2022

The matter was last heard on 29.06.2022.

The case of the complainant is that he had booked plot no. 3 & 4 of tauzi no. 384 and khata no. 20 in the project Shivala in 2013 by making a payment of Rs. 1,00,000/-. He submits as the respondent failed to execute the agreement to sale he requested for refund of paid consideration, and since the respondent did not return his deposit, he filed the matter for refund along with 18 % interest per annum.

The complainant has placed on record copy of notice dated 05/09/2018 and 10/10/2018, account statement, reminder sent through whatsapp.

Perused the record. The respondent has not filed any reply.

On the last date of hearing, the complainant was absent. The respondent was directed the respondent to file reply stating therein the response of the complainant on the alternate offer. As no reply has been filed by the respondent , orders are being pronounced on the basis of available documents.

The Bench notes that the matter was filed for refund of Rs 1 lakhs and that Rs. 1,00,000/- has been refunded to the complainant through RERA, Bihar.

After considering the documents filed and submissions made, the Bench hereby directs the respondent company and their Directors to pay the interest on the total paid consideration which is Rs. 1,00,000/- at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years plus 5% from the date of taking the booking within sixty days of issue of this order.

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

Sd/-
Naveen Verma
(Chairman)