

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

Case Nos. RERA/CC/491/2021

Navneet Kumar

...Complainant

Vs.

M/s Agrani Homes Pvt. Ltd.

...Respondent

Project: - Agrani Ashoka, Block “C”

ORDER

04.07.2022

The matter was last heard on 27.05.2022

The case of the complainant is that he booked a flat in the project Agrani Ashoka, Block “C” for which he paid Rs. 3,50,000/- in 2019 to the respondent. The complainant has filed the present case seeking refund of the principal amount paid along with interest and house rent i.e Rs.15,000 per month from March, 2019.

The complainant has placed on record copy of K.Y.C, money receipt against the payment of Rs.3,50,000/- duly issued by the respondent.

On the last date of hearing the complainant reiterated his prayer and stated that he is not interested in any alternative offer proposed by the respondent.

Perused the record. No reply has been filed by the respondent. However, the representative of the promoter had submitted during hearing that the complaint case may be posted for order, and hence the facts are being admitted.

The Bench observes that the allottee has not sent any communication to the promoter regarding cancellation of booking. The Authority ought to be approached only after the promoter fails

to respond to such communication. However, since the matter has already been heard, orders are being pronounced.

After considering the documents filed and submissions made by complainant, the Bench hereby directs the respondent company and their Directors to refund the outstanding principal amount of Rs. 3,50,000/- 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 two 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 their claims, which are in the nature of compensation from the respondent company.

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

Sd/-
Naveen Verma
(Chairman)