

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Naveen Verma, Chairman

Case No. RERA/CC/497/2021

Mr. Kumar Swetank

.....Complainant

Vs

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

....Respondent

Project: Agrani Sangeeta Kunj

09/06/2022:

ORDER

Hearing taken up. The complainant is present and the respondent is absent.

The complainant states that he had paid an amount of Rs.5 Lakh in 2018 and despite the direction given on 23.8.2021 the respondent has not refunded any amount to them. The Bench recalls that the respondent has withdrawn their project on the last date of hearing.

The respondent is not present today. However, on the last date Mr. Alok Kumar, Director of the respondent company was present himself and had stated that Rs.40 Lakh will be available after the land is returned to the land owner. It is the duty of the promoter to raise the resources to pay dues to the complainant and other allottees who have deposited their hard earned money with them.

The respondent company is directed to refund the principal amount of Rs.5 Lakh along with interest at the rate of MCLR for three years or more from the date of booking to the date of refund within 60 days from the date of order.

The Bench also directs the respondent to take necessary action for cancellation of development agreement and after obtaining the 'non' amount from the land owner to refund the paid consideration of the complainants/allottees.

With this observation the matter is disposed of.

Sd/-

**Naveen Verma
Chairman**