

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Double Bench of Mr. Naveen Verma, Chairman,
& Mrs Nupur Banerjee, Members

Case No. RERA/CC/559/2019

Amit KumarComplainant

Vs

M/s Agrani Homes Pvt. Ltd.Respondent

Project: Agrani IOC Nagar

Present: For Complainant: In person
For Respondent: Mr. Satwik Singh, L.R.

04/08/2022

ORDER

Hearing taken up. Both parties are present.

The complainant submits that he had paid Rs.16.80 lakh in 2018 for the flat in the project IOC Nagar against which 11 lakh has been refunded and requests for refund of the remaining principal amount i.e. Rs. 5, 80,000/- along with interest.

The representative of the respondent has given an alternative offer for completing the project in three years or an alternate plot in Permanandpur.

The complainant submits that he is not interested in an alternative offer and reiterates his request for a refund with interest.

The Authority notes that the respondent has violated Section 3 of RERA Act, 2016 as the respondent was continuously advertising, marketing, booking, and selling apartments/plots without registering the real estate project with RERA. This matter may be included in the Suo MotU proceeding against the respondent company.

Having heard the submissions, the Bench hereby directs the respondent company and their directors to refund the principal amount of Rs. 5, 80,000/- (Rupees Five Lakh Eighty thousand only) to the complainant along with interest at the rate of marginal cost of fund based lending rate (MCLR) of State Bank of India as applicable for three years from the date of taking the booking till the date of refund within sixty days of issue of this order.

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

Sd/-

Nupur Banerjee
Member

Sd/-

Naveen Verma
Chairman