

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

Case Nos. RERA/CC/646/2019

Raj Prakash Pasad

...Complainant

Vs.

M/s Agrani Homes Pvt. Ltd.

...Respondent

Project: - IOB Nagar, Block - W

ORDER

22.08.2022 The matter was last heard on 29.06.2022.

The case of the complainant is that he had booked a flat in the project IOB Nagar on 12/06/2017 by making a payment of Rs. 4,27,927/-. He states that as the respondent failed to start construction of the project, so, he requested for refund. He submits that the respondent has refunded only Rs. 3,00,000/-. He has filed the matter for refund for Rs. 1,27,927/- along with interest on total paid consideration.

The complainant has placed on record copy of money receipt for Rs. 4,27,927/-, payment schedule dated 22/09/2018, copy of KYC dated 12/06/2017 and cancellation letter dated 02/09/2018.

On the last date of hearing, the complainant was absent. On the request of the respondent the Authority gave one month time to settle the matter amicably and file reply failing which order will be passed on the basis of the materials available on record.

Perused the record. No reply has been filled by the respondent. Hence orders are being passed on the basis of documents available on record.

After considering the documents filed and submissions made, the Bench hereby directs the respondent and its Directors to refund the paid consideration of Rs. 1,27,927/- to the complainant along with interest on the total paid consideration at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years plus 1% from the date of taking the booking to the date of refund within sixty days of issue of this order.

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

Sd/-
Naveen Verma
(Chairman)