

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR
Before the Single Bench of Mrs. Nupur Banerjee, Member

Case No: RERA/CC/1161/2021

Nagendra Nath Sinha

...Complainant

Vs.

M/s Agrani Homes Real Marketing Pvt. Ltd.

...Respondent

Project: Daffodils City

20-10-2022

ORDER

This matter was last heard on 29.08.2022

In this matter the complainant booked a flat bearing no. 308 in the project Daffodils City in 2017 and had paid Rs. 6,51,000/-. The complainant has filed the complaint case as the respondent failed to construct the project. The complaint has been filed for refund of the paid amount along with interest and compensation.

The complainant has placed on record copy of money receipts and copy of KYC dated 09/02/2017.

Perused the record. No reply has been filed by the respondent.

On the last date of hearing the learned counsel for the complainant reiterated his prayer and the representative of the respondent has not challenged the contention of the complainant.

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 submission made, the Bench hereby directs the respondent

company and its Directors to refund the principal amount of Rs. 6,51,000/- 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 plus 1% from the date of taking booking till the date of refund within sixty days of issue of this order.

The complainant is at liberty to press his claim of compensation before the Adjudicating Officer.

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

Sd/-
Nupur Banerjee
(Member)