

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

Case No: RERA/CC/1183/2021

Anish Bharti

...Complainant

Vs.

M/s Agrani Homes Real Marketing Pvt. Ltd.

...Respondent

Project: BOB Tower

24-11-2022

ORDER

The matter was last heard on 31.08.2022 and was fixed for orders on 21.10.2022. However, due to pre-occupation of the Bench in other matter, order could not be pronounced on the date fixed.

In this matter the complainant booked flat no. 404 measuring 1630sqft in the project BOB Tower in 2015 and had paid Rs. 4,00,000/- out of the total consideration of Rs. 11,38,500/-. The complainant has filed the complaint case as the respondent failed to construct the project. He stated that the respondent has failed to refund the paid consideration despite several requests. The complaint has been filed for refund of the paid amount with 18% interest.

The complainant has placed on record copy of KYC, money receipt with supporting cheque, cancellation letter and application form for booking of the flat.

Perused the record. No reply has been filed by the respondent however, the representative of the respondent was present on the last date of hearing and has not challenged the contention of the complainant.

On the last date of hearing the learned counsel for the complainant reiterated his prayer for refund.

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. 4,00,000/- 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 3% from the date of taking booking till the date of refund within sixty days of issue of this order.

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

Sd/-
Nupur Banerjee
(Member)