

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR

Before the Bench of Mrs. Nupur Banerjee, Member

Case Nos. RERA/CC/1034/2021

Vijay Singh

...Complainant

Vs.

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

...Respondent

Project: - Agrani BOB City

For Complainant: Mr. Asit Kumar Jha, Advocate

For Respondent: Mr. Satwik Singh, L.R.

ORDER

07.11.2022

The matter was last heard on 25.08.2022 and was fixed for orders on 13.10.2022. However, due to pre-occupation of the Bench in other matter order could not be pronounced on the date fixed.

The case of the complainant is that he booked Flat, bearing flat no. 603, admeasuring 1630 sq.ft., in the project Agrani BOB city in 2015. The complainant has paid Rs.2,50,000/- out of the total consideration of Rs.11,49,500/-. The complainant has further stated after several persuasions, respondent has refunded Rs.50,000/- but Rs.2 lakh is still not

refunded by the respondent, hence, he filed present complaint case seeking refund of the remaining amount of Rs.2 lakh with interest.

The complainant has placed on record money receipt of Rs.2,50,000/- and KYC bearing no. 294.

Perused the records. No reply has been filed by the respondent. However their representative has been present on the last date of hearing and have not refuted the claim of complainant.

On the last date of hearing, the complainant reiterated his prayer for refund of the remaining amount of Rs.2 lakh.

The representative of the respondent company has submitted during last hearing that order for refund may be passed.

The Bench observes that the application of registration of Project “BOB City” has been rejected by the Authority by order dated 06.09.2021.

After considering the documents filed and submissions made by both the parties, the Bench hereby directs the respondent and their Directors to refund the remaining amount of Rs.2,00,000/- to the complainant along with interest at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years plus three

percent 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/-
Nupur Banerjee
(Member)