

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Naveen Verma, Chairman

Case No. RERA/CC/1255/2020

Rajendra PrasadComplainant

Vs

Agrani Homes Pvt. Ltd.Respondent

Project: IOB Phase 2

09.06.2022

ORDER

The matter was last heard on 05.05.2022.

The case of the complainant is that he booked shop bearing no.203, ” in the project “**IOB Phase 2**” for total consideration of Rs.6,47,000 in 2012 and paid Rs.1,25,487. Agreement for sale was executed on 14.08.2012. As per the agreement the shop was supposed to be handed over by December 2014 but as no construction work was going on, the complainant cancelled the booking. Further the complainant has alleged that the respondent issued 2 cheques in his favour to refund the booking amount in 2018 which got dishonored. Therefore, the complainant has filed instant case and has prayed for refund of the amount with 18% interest.

The complainant has placed on record a copy Agreement for sale dated 14.08.2012 and copy of Aadhar card, cheques issued by respondent company, various money receipt issued by the respondent company against payment of Rs. 1,25,487/- .

On the last date of the hearing, the complainant reiterated his prayer for refund with interest. The representative of the respondent did not refute his claim and agreed that this may be posted for orders.

Perused the record. The Bench notes that the respondent has not filed any reply and hence the claim is bring admitted.

Having heard the submission of both the parties the Bench hereby directs the respondent company and their Director to refund the principal amount of Rs. 1,25,487 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 or more plus six percent from the date of taking the booking within sixty days of issue of this order.

With these directions , the matter is disposed of.

Sd/-

Naveen Verma

(Chairman)