

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Division Bench of
Mrs. Nupur Banerjee & Mr. S.D. Jha, Members, RERA, Bihar.
RERA/CC/1284/2021

Md. Intekhab Alam.....Complainant

Vs.

M/s Agrani Homes Pvt. Ltd.Respondent

PROJECT: I.O.B.NAGAR At SARARI BLOCK-L

For Complainant: Mr. Ishtiyaque Ahmed @ Ishteyaue
Hussain, Advocate

For Respondent: None

ORDER

13.01.2023 Hearing taken up. Mr. Ishtiyaque Ahmed @ Ishteyaue Hussain, Advocate, appears for the complainant. The respondent is absent. On the last two dates (4.11.2022 & 22.12.2022) also the respondent was absent. The record further shows that in conciliation proceeding held on 5.7.2022 & 19.7.2022 the respondent was absent.

The case was last heard on 22.12.2022 and notice was issued to the respondent for appearance on the next date (13.1.2023) with an observation that in case of non-appearance, the case would be disposed of on merit on the basis of material available on the record. Hence, this case has been heard today and is being disposed of accordingly.

The complainant submits that he booked a flat in the project on consideration amount of Rs.16,50,000/- out of which he paid Rs.14,00,000/-. The project was to be completed within time frame of 36 months. The registration of Block L has already been cancelled by the Authority. Hence, the complainant requests for refund of the amount with interest. The cancellation letter has already been sent to the respondent through mail and a copy thereof has been filed which is on the record.

In the backdrop of the submissions advanced on behalf of the complainant and on going through the material available on the record, the Authority directs the respondent

company and its Director to refund the principal amount of Rs.14,00,000/-to the complainant along with interest within sixty days of issue of this order. The interest would be paid at the rate of Marginal Cost of Fund Based Lending Rates (MCLR) of the State Bank of India as applicable for three years plus 2% interest from the date of booking till the date of refund.

The complainant is at liberty to press other claims, which are in the nature of compensation, before the Adjudicating Officer, RERA.

With the aforesaid observations and directions, this case is disposed of.

Sd/-
S.D. Jha
Member

Sd/-
Nupur Banerjee
Member