

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of

Hon'ble Member Mr. S.D. Jha, RERA, Bihar,

RERA/CC/1842/2020

RERA/AO/646/2020

Prashant Kumar Chaudhary..... Complainant

Vs.

M/s Agrani Homes Real Marketing Pvt. Ltd. Respondent

For the complainant: Mr. Punit Kumar, Advocate

For the Respondent: None

Project: AGRANI P.G TOWN

ORDER

14.03.2023 Hearing taken up. Mr. Punit Kumar, Advocate, appears for the complainant. The respondent is absent. On the last date i.e. 24.2.2023 also, the respondent was absent. The respondent was also absent in the proceedings held on 7.9.2022, 28.9.2022 & 23.12.2022 before the Adjudicating Officer.

Mr. Punit Kumar, Advocate, submits that the complainant had booked a flat in the project located near Danapur, District – Patna, in the year, 2019 on consideration amount of Rs.23,50,000/-, out of which till October, 2019 he paid Rs.15,51,000/-. The flat was to be handed over within the time frame, but the respondent failed in handing over possession within the time granted. Hence, the complainant has already sent a cancellation letter to the respondent for refund of the amount with interest and he also requests for compensation.

Perused the record. The Authority observes that the respondent neither honoured the commitment made to the complainant of completing the project within the time granted nor is showing interest in getting this case disposed of by appearing in the case in spite of notice issued 24.2.2023. It was clearly mentioned in the notice that in case of non-compliance/non-appearance, the case will be disposed of on the next date on merit on the basis of material available on the record. Considering the hardship being faced by the complainant and also the indifferent and non-cooperative attitude of the respondent – promoter, the Authority does not

think it proper to allow this case pending for further period and, accordingly, the case is disposed of today itself.

In the backdrop of the submissions made on behalf of the complainant and on going through the material available on the record, the Authority directs the respondent - company and its Directors, namely, Mr. Alok Kumar, Mr. Rana Ranvir Singh & Mrs. Alka Singh to refund the principal amount of Rs.15,51,000/- to the complainant along with interest within sixty days of issue of this order. The rate of interest payable by the promoter shall be at two percent above the prevalent Prime Lending Rates (MCLR) of the State Bank of India on the date on which the amount becomes due till the date of payment.

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