

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR
Before the Double Bench of Mr. Naveen Verma, Chairman
& Mrs. Nupur Banerjee, Member

Case No. RERA/CC/271/2019

Suman Kumar DubeyComplainant

Vs.

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

Project: - Maurya Palace

ORDER

04-01-2022 The matter was last heard on 30-11-2021.

The complainant had filed this case on 20.2.2019. This matter was heard along with numerous other cases pertaining to the same promoter till a decision was taken in June 2021 to take up cases project wise.

The case of the complainant is that he had booked a flat in Maurya Palace project on 2September 2016 under onetime payment scheme for the total consideration amount of Rs.22.5 lakh and out of which the complainant had paid Rs.20.90 lakh to respondent company through cheque on 05-09-2016.He further submitted that as no construction work has been started, he has

filed the complainant case but, now he wants refund of the amount paid with interest and compensation.

The complainant has placed on record money receipt dt.07-09-2016 for Rs.20.90 lakh, issued by respondent company in respect to payments made.

During the course of hearing on 05-07-2021, the complainant reiterated his claim for refund, interest and compensation, and stated though the project is registered but no work has been undertaken and that the promoter maybe asked to submit status report of the project.

The respondent has not filed any specific reply in this case but during the course of hearing on 05-07-2021 where in the batch of cases, this case was also listed, Mr. Alok Kumar, MD of the respondent company had appeared and submitted that he will file status report about this project within two days.

During the last hearing on 30-11-2021, the complainant referred to his various emails stating that although the respondent had refunded the principal amount but the interest amount is still due. He requested that the respondent may be directed to refund

the interest. No one had appeared on the behalf of the respondent company during the last date of hearing.0

The Bench takes note of the submission of the complainant that the principal amount has already been paid by the respondent company. The Bench directs the respondent company to pay interest calculated at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years plus two percent amount from the date of receiving payment for the flat till the date of refund of principal amount within sixty days of issue of this order.

So far as claim of compensation is concerned, the complainant is at liberty to approach before the A.O.

With these directions the matter is disposed of.

Sd/-

Nupur Banerjee
Member

Sd/-

Naveen Verma
Chairman