

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR

Case No. RERA/CC/1617/2020

RERA/AO/547/2020

Mrs. Renu Devi & Virendra Singh..... ...Complainant

Vs.

M/s Patil Gram Builder Pvt. Ltd. ...Respondent

Project: - Patil Gram Kingdom Phase-I

ORDER

14.02.2023

An interim order was pronounced in this matter on 20.01.2023 and opportunity was given to the respondent company to submit a copy of their reply. However, the respondent failed to appear on the last date i.e. 31.01.2023, hence ex-parte order is being passed.

The facts of the case are already summarised in the interim order dated 20.01.2023. The document submitted by the complainants supports their claim for payment of Rs. 16.00 lakhs. An additional claim amount of Rs 80,000/- alleged to have been taken by the respondents for documentation has not been countered by the respondent and is hence being admitted.

The Authority notes that the RERA Act, 2016 read with Bihar RERA Rules, 2017 provides that interest be paid on the deposits made by an allottee.

Taking into view the submissions made, the Authority hereby directs the respondent company and its Directors Smt. Priya Kumar to refund the amount of Rs. 16.80 lacs along with 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 from the date of booking of flat till the date of refund within sixty days of issue of this order.

The complainants are at liberty to press their claim for compensation before the Adjudicating Officer.

With these observations/ directions, the matter is disposed of.

Sd/-
Naveen Verma
(Chairman)