

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR

Case No. RERA/CC/1621/2020

Mrs. Priti Kumari and Kundan Sahay ...Complainant

Vs.

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

Project: - Agrani Yamuna Enclave

ORDER

02.02.2023

The matter was last heard on 31.01.2023. Since nobody has appeared on behalf of the respondent, ex-parte order is being passed.

The case of the complainants is that they had booked a flat in the project- Agrani Yamuna Enclave and against a total consideration amount of Rs. 30,80,700/-, they had paid Rs, 6.30 lacs. However, as the promoter did not execute work and has not started construction, the matter has been filed for refund of the deposited amount along with interest and for awarding the cost.

The complainants have filed copy of receipts issued by the respondent company.

Since the respondent has not given any response or reply, the claim of the complainants is admitted.

The complainants ought to have sent letter for cancellation to the respondent company before approaching the Authority. However, as the matter has been taken up for hearing, the order is being passed.

Taking into view the submissions made by the complainants and the documents filed by them, the Authority hereby directs the respondent company and its Directors Shri Alok Kumar to refund the principal amount of Rs. 6.30 lacs to the complainants 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 one percent from the date of deposit till the date of refund within sixty days of issue of this order.

The complainants are at liberty to press their claim for legal expenses before the Adjudicating officer.

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

Sd/-
Naveen Verma
(Chairman)