

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR

Before the Single Bench of Mr. Naveen Verma, Chairman

Case Nos. RERA/CC/276/2019

Manoj Kumar Rajak

...Complainant

Vs.

M/s Agrani Homes Pvt. Ltd.

...Respondent

Project: - IOB Nagar Block-M.

ORDER

20.12.2022

22.12.2022

The matter was last heard on 12.12.2022. The learned counsel for the complainant was present. The respondent was again absent and hence, ex-parte orders are being passed.

The complainant had booked a Flat in IOB Nagar in M Block and paid Rs.13,40,170/- in April 2014 as per the online application dated 20.02.2019. He had cancelled the booking in August, 2017 and the copy of the cancellation letter in the name of the company has been attached.

He has filed the copy of the receipt and the Bank statement. As per the complaint petition, the respondent has returned for the project only Rs. 3.50 lacs. A letter has subsequently been sent on behalf of the complainant that since then additional amount has been refunded and total amount of Rs. 4,90,170/- only remains to be paid. This was also submitted on behalf of the complainant on 12.12.2022.

Since the respondent has failed to appear in the matter, ex-parte order is being passed and the claim of the complainant is being admitted.

Taking into view the submissions made by the complainant the Authority hereby directs the respondent company through its Director Shri Alok Kumar to refund the outstanding principal amount of Rs.4,90,170/- to the complainant along with interest on the outstanding amount at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years plus four percent from the date of deposit till the date of refund within sixty days of issue of this order.

The complainant is at liberty to press the claim for compensation before the Adjudicating officer.

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

Sd/-
Naveen Verma
(Chairman)