

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR
Before the Single Bench of Mrs. Nupur Banerjee, Member

Case No: RERA/CC/1774/2020

Bir Bahadur Sah

...Complainant

Vs.

M/s Agrani Homes Real Marketing Pvt. Ltd.

...Respondent

Project: Agrani P.G.Town

Present: For Complainant: Mr. Ishtiyaque Hussain, Advocate

For Respondent: None

06/04/2023

ORDER

In this matter, the complainant has booked a flat bearing Flat No.106 in E Block measuring 1000 sq.ft. in the said project for a total consideration amount of Rs.10.00 lakh on 18.10.2019 against which the complainant has paid Rs.7.00 lakh through different cheques. As per registered agreement the developer had to complete the project in 36 months but they did not start the project till date. Therefore, he has prayed to direct the respondent to refund principal amount of Rs.7.00 lakh with interest.

The complainant has placed on record the copy of the money receipts.

Perused the record. No reply has been filed by the respondent.

Today also the complainant reiterated his prayer for refund with interest.

The Bench notes that despite several opportunities the respondent failed to appear before the Bench so, in the interest of justice order is being passed on the basis of documents available on record.

In the light of the documents placed on record and submission made and considering that the respondent has taken the economic benefit of the consideration amount paid by the complainant in lieu of booking of the alleged flat, the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs.7.00 lakh to the complainant along with interest at the rate of marginal cost of fund-based lending rate (MCLR) of State Bank of India as applicable for three years plus 2% interest from the date of taking booking till the date of refund within sixty days of issue of this order.

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

Sd/-

(Nupur Banerjee)
Member

