

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR
Before the Single Bench of Mr. Naveen Verma, Chairman

Case Nos. RERA/CC/191/2021

Shashi Ranjan Kumar

...Complainant

Vs.

M/s Agrani Homes Real Marketing Pvt. Ltd.

...Respondent

Project: - Agrani Prakriti Vihar

ORDER

08.08.2022

18-08-2022

The matter was last heard on 21.06.2022

The case of the complainant is that he booked plot no. B/166 measuring 1200 sq.ft in the project Agrani Prakriti Vihar in 2015. The agreement for sale was executed on 11/12/2015. The complainant has paid Rs. 2,79,450/- but the respondent has failed to handover the possession as per agreement for sale. The matter has been filed for refund with interest and compensation.

The complainant has placed on record copy of M.O.U.

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

On the last date of hearing, the complainant requested for refund. The respondent failed to appear before the Bench.

The Bench observes that there is no merit in keeping the matter pending, so, orders are being passed on the basis of documents available on record.

The Authority ought to be approached only after the promoter fails to respond to such communication. As the matter has been heard in the Authority, orders are being passed in the instant matter.

After considering the documents filed and submission made by the complainant, the Bench hereby directs the respondent and its Directors to refund the remaining paid consideration of Rs. 2,79,450/- to the complainant along with interest at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years plus 3% from the date of taking the booking to the date of refund within sixty days of issue of this order.

The complainant is at liberty to approach the Adjudicating officer under relevant sections of the Act for their claims, which are in the nature of compensation from the respondent company.

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

Sd/-
Naveen Verma
(Chairman)