

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Single Bench of Mrs. Nupur Banerjee, Member
Case No. RERA /CC/227/2023

Vijeta Singh**Complainant**

Vs

M/s Korwan India Multiventure Ltd. Respondent

Project: Shaurya Homes

For the Complainant: Mr. Sanjay Kumar, husband.
For the Respondent : Absent.

25/07/2024

ORDER

Hearing taken up. Shri Sanjay Kumar, husband of the complainant is present. No one has appeared on behalf of the respondent.

2. The husband of the complainant states that he has booked a flat in the project “VIP Residency” and paid Rs. 4.00 lacs out of the consideration amount of Rs. 25.00 lacs but the respondent has not completed the project, so the respondent has returned Rs. 1.10 lacs to the complainant. The complainant wants refund of the rest amount of the money with interest. The husband of the complainant also states that he has already sent a cancellation letter to the respondent.

3. The husband of the complainant submits that he visited several times and met with the respondent but they neither handed over the possession of the flat nor refunded the rest of the amount. Hence, he had cancelled the booking and demanded refund of the remaining principal amount with interest accrued thereon, but neither the respondent has completed the project nor refunded the remaining amount of the principal amount nor appeared before the Authority to amicably settle the dispute.

4. Considering the aforesaid facts and circumstances and getting no other option available to him, he finally cancelled the

aforesaid booking and agreement, executed for the flat and demanded refund of the remaining principal amount 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.

5. In the light of the above observation and also taking into consideration, the submission made on behalf of the parties and on, going through the materials available on records as well as discussion made above, the Authority hereby directs the respondent company to refund the principal amount of Rs. 2.90 lacs to the complainant, along with interest within sixty days of issue of this Order. The rate of interest payable by the promoter shall be applicable for three years plus 2% interest from the date of booking till the date of refund.

6. The complainant is at liberty to press other claims which are in the nature of compensation before the Adjudicating Officer as per the provisions of RERA Act, 2016.

7. With the aforesaid observations and directions, this case is disposed of.

Sd/-
Nupur Banerjee
Member