

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

Case No: RERA/CC/1046/2021

Birendra Kumar Singh ...Complainant

Vs.

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

Project: Sampatchak, Block - Q

22-11-2022

ORDER

The matter was last heard on 17.11.2022.

In this matter the complainant booked a flat in the project Sampatchak, Block - Q in 2014 and had paid Rs. 6,00,001/-. The complainant has filed the complaint case as the respondent failed to construct the project. The complaint has been filed for refund of the paid amount.

The complainant has placed on record copy of money receipts with supporting cheques, KYC,

Perused the record. No reply has been filed by the respondent, however, the representative of the respondent was present on the hearing dated 30-08-2022 and has not challenged the contention of the complainant so, the contention of the complainant is admitted.

On the last date of hearing the learned counsel for the complainant reiterated the complaint petition and prayer for refund.

The Bench observes that the allottee has not sent any communication to the promoter regarding cancellation of booking. The Authority ought to be approached only after the promoter fails to respond to such communication. However, since the matter has already been heard orders are being pronounced.

After considering the documents filed and submission made, the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs. 6,00,001/- 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 4% 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)