

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

Case No: RERA/CC/1147/2021

Jitendra Pd. Jaiswal

...Complainant

Vs.

M/s Agrani Homes Real Marketing Pvt. Ltd.

...Respondent

Project: Agrani PG Town

08-11-2022

ORDER

This matter was last heard on 20.09.2022

The case of the complainant is that complainant booked flat no. 204 in 2018 for which the he has paid Rs. 12,50,000/- out of the total consideration of Rs. 18,00,000/-. The complainant has filed the complaint case as the respondent failed to construct the project. The complainant has prayed for refund of the paid amount with interest.

The complainant has placed on record, copy of KYC dated 29/10/2018, booking confirmation letter, cancelation letter, payment schedule and money receipts with supporting cheques.

Perused the records. No reply has been filed by the respondent. The learned counsel for the respondent was present on the last date of hearing and has not challenged the contention of the complainant.

The Bench notes that the complainant failed to appear before the Bench despite several opportunities therefore, orders are being passed on the basis of documents available on record.

The Bench notes that the respondent has violated Section 3 of RERA Act, 2016 as the respondent booked the flat without registering the real estate project with RERA. This matter may be included in the Suo Moto proceeding against the respondent company.

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. 12,50,000/- 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 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)