

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Mrs Nupur Banerjee, Member

Case No.CC/1280/2021

Sanjay Kumar Singh

.....Complainant

Vs

M/s Mangalam Sai Developer Pvt. Ltd.

.....Respondent

Project: Jai Mangalam Enclave

Present: For Complainant: In person

For Respondent: None

24/05/2024

PROCEEDING

Hearing taken up. The complainant is present. The respondent is absent.

The complainant states that he booked a flat bearing Flat No.202 in the said project. Thereafter an agreement for sale executed between the complainant and the respondent on 05.09.2019 for purchase of the said flat for a consideration of Rs.27.00 lakh. He gave an advance of Rs.6.70 lakh to the respondent. He approached the SBI for sanctioning of loan but the Bank refused to sanction the loan stating that RERA registration is required for the same. He requested the respondent to furnish RERA registration of the apartment but he did not provide the same. Thereafter on request for refund of the money the respondent gave four post-dated cheques for aggregate amount of Rs.6.70 lakh but on presentation all the cheques were dishonoured due to insufficient fund. Thereafter the respondent has returned Rs.2.00 lakh to the complainant in cash. He wants refund of the remaining amount of Rs.4.70 lakh.

The complainant is directed to send a cancellation letter to the respondent with a copy to the Authority.

Issue notice to the respondent to appear on the next date of hearing.

Put up for hearing on 11.07.2024.

Sd/-

**Nupur Banerjee
Member**