

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

Case No: RERA/CC/909/2021

Abhimanyu Prasad

...Complainant

Vs.

M/s Agrani Homes Pvt. Ltd. & Anr.

...Respondent

Project: I.O.B Nagar

21.09.2022

ORDER

This matter was last heard on 23.08.2022

In this matter, the allottee had booked a flat in the project I.O.B Nagar, in 2016 and had paid Rs. 5,00,000/-, in lieu of booking of flat. It has been further submitted that after passing of 5 years, project has not been completed, hence, he requested for the refund and out of Rs.5 lakh, only Rs.1 lakh, has been refunded by the respondent till date and remaining still due, hence, this complaint has been filed, for refund of the remaining amount i.e. Rs.4 lakh along with interest.

The allottee has placed on record Account statement, showing the alleged amount of Rs.5,00,000/- paid by him to respondent in lieu of booking as well as slip of refund of Rs.1 lakh by respondent.

Perused the records. No reply has been filed by the respondent. However their representative has been present on the last date of hearing and have not refuted the claim of complainant.

On the last date of hearing, the complainant/allottee reiterated his prayer for refund of the remaining amount.

The representative of the respondent company has submitted during last hearing that order for refund may be passed.

The Bench takes the note of document placed by the complainant/allottee asking for refund, duly acknowledged by respondent.

After considering the documents filed and submissions made by both the parties, the Bench hereby directs the respondent company and their Directors to refund the remaining consideration amount i.e. Rs.4,00,000/- to the complainant/allottee along with interest at the rate of marginal cost of fund based lending rates (M.C.L.R.) of the State Bank of India as applicable for three years plus three percent from the date of taking the 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)