

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Mrs. Nupur Banerjee

Complaint Case No. RERA/CC/1158/2021

Amitabh Kumar.....Complainant

Vs.

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

Project: Agrani SBI Nagar

For Complainant: Ms. Kirti Suman, Advocate

For Respondent: Mr. Satwik Singh, L.R.

21-09-2022

ORDER

The matter was last heard on 23-08-2022.

The case of the complainant is that he booked a flat bearing flat no.108, admeasuring 1050 sq.ft, in Block-F, in the project Agrani SBI Nagar, in 2017 and paid a sum of Rs.2.92 lakh, out of total consideration amount of Rs.29,23,200/-, in lieu of booking of flat. As no construction work is started on the project site, the complainant has filed the present case seeking relief for refund of the principal amount paid along with interest.

The complainant has placed on record copy of money receipts of Rs. 2.32 lakh, duly acknowledged and issued by the respondent company. Further, the complainant has placed on record cancellation letter dated 01-09-2022, sent to respondent, requesting for refund of the amount paid.

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

On the last date of hearing, learned counsel for the complainant reiterated his prayer for refund of the amount paid with interest.

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

In the light of submissions made, perusal of case records and considering the prayer of complainant for refund, the Bench hereby directs the respondent company and their Directors to refund the principal amount of Rs.2.32 lakh 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 four 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)