

REAL ESTATE REGULATORY AUTHORITY, BIHAR

2 nd Floor, BSNL Telephone Exchange, North Patel Nagar, Road No. 10,

Patna -800023

**Hearing before the Double Bench of Hon'ble Chairman, Mr. Naveen
Verma & Hon'ble Member, Mrs. Nupur Banerjee**

Case No.:- RERA/CC/466/2021

Shail Neerad.....Complainant

Vs

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

Project: PG Town

04.02.2022

ORDER

This matter was last heard before Double Bench on 20.01.2022.

The case of the complainant is that she booked flat no. 203 in Block A of PG Town on 28.10.2016 by paying total sum of Rs. 2,51,000/- in two instalments on different dates. The complainant submitted that since after 5 years no construction work has been done by the respondent, she cancelled her booking and requested for refund of amount paid . However, the respondent has not refunded the said amount till date and hence the complainant has filed the case seeking relief for refund of the amount paid along with 20% of interest.

The complainant has placed on record copy of Aadhar card of the complainant, copy of pan card of the complainant, KYC dated 28/10/2016, money receipt bearing no. 1662 dated 28/10/2016 for Rs 51,000/- and money receipt bearing no. 1712 dated 01/12/2016 for Rs 2,00,000/-, cancellation application dated 24/09/2019 and whatsapp chat between the complainant and respondent.

The respondent has not filed any specific reply in this case. However, Mr. Alok Kumar, Managing Director of the respondent company was present on the last date of hearing and has not challenged the submission of the complainant and the facts are being admitted.

On the last date of hearing, the respondent submitted that he is ready to refund the amount paid by the complainant.

Having heard the submissions of both the parties, the Bench hereby directs the Respondent Company and its Directors to refund the amount of Rs. 2,51,000/- to the complainant along with interest at the rate of Marginal cost of lending rate (MCLR) as applicable for three years from the date of deposit to the date of refund within sixty days of issue of this order.

Sd/-

Nupur Banerjee

Member

Sd/-

Naveen Verma

Chairman