

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of**

**Hon'ble Member Mr. S. D. Jha, RERA, Bihar,**

**RERA/CC/548/2023**

Sarika Ranjan ..... Complainant

Vs.

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

For the complainant: None

For the Respondent: None

**Project:- AGRANI ROYAL CITY, SIWALA**

**ORDER**

**01.08.2024** Hearing taken up. The complainant and the respondent both are absent. However, it is evident from the record that the complainant has sent cancellation letter to the respondent by mail dated 25<sup>th</sup> July, 2024 to refund her money.

2. The case of the complainant is that she booked a flat of 1300 sq. ft. in the project "Agrani Royal City, Siwala" situated at Danapur – Station, Patna, through Memorandum of Understanding dated 2<sup>nd</sup> March, 2014, on consideration amount of Rs.9,27,810/- out of which she paid Rs.6,18,540/- through two cheques dated 11.10.2013. The flat was to be handed over within the specified time but till date neither the flat has been handed over nor her money has been refunded in spite of requests made by the complainant. Hence, she has filed this complaint for refund of money along with interest and in this connection she has sent cancellation letter dated 25.07.2024 through mail to the respondent.

3. The respondent - promoter has not appeared either before the Conciliation Forum or the Authority to present his case in spite of several opportunities given to him and notice issued to him on 20.06.2024.

4. Perused the record. The Authority observes that the respondent – promoter neither honoured the commitment made to the complainant of handing over the flat within the time granted nor is refunding her money in spite of request made by her to the respondent through cancellation letter dated 25.07.2024 to cancel her booking and refund money. Considering the hardship being faced by the complainant and also the indifferent and non-cooperative attitude of the respondent – promoter in not refunding money as well as not appearing in this case in spite of notice issued on 20.06.2024, the Authority is left with no option but to dispose of this case on the basis of material available on the record and, accordingly, this case is being disposed of today.

5. In the backdrop of the above facts and on going through the material available on the record, the Authority directs the respondent - company and its Managing Director Mr. Alok Kumar to refund the principal amount of Rs.6,18,540/- to the complainant along with interest within sixty days of issue of this order. The rate of interest payable by the promoter shall be at two percent above the prevalent prime lending rates of the State Bank of India on the date on which the amount becomes due till the date of payment.

**With the aforesaid observations and direction, this case is disposed of.**

**Sd/-  
S.D. Jha,  
Member**