

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Hon'ble

Member Mr. S.D. Jha, RERA, Bihar.

RERA/CC/549/2023

Smt. Nitu SinhaComplainant

Vs.

M/s Agrani Homes Pvt. Ltd.Respondent

PROJECT: AGRANI ROYAL CITY, SIWALA

For Complainants: None

For Respondent: None.

ORDER

12.08.2024 Hearing taken up. Both the complainant and the respondent are absent.

2. The case of the complainant is that she has paid Rs. 6,18,540/- to the respondent for purchase of a flat against the consideration of Rs. 9,27,810/-, but neither the respondent has completed the project nor refunded the principal amount. Hence, the complainant has filed the present complaint petition for refund of Rs. 6,18,540/- with interest. The complainant sent a letter dated 26th July, 2024 to the respondent asking for cancellation of the booking and for refunding of Rs. 6,18,540/-, but the respondent has not submitted any reply till date. In the last proceeding dated 12.07.2024 it was categorically mentioned that in case of non-compliance, it would be presumed that they have nothing to say and an order will be passed on the basis of the material available on record. Accordingly, the order is being passed today on the basis of materials available on record.

3. In the backdrop of the submissions made by the complainant and on going through the material available on the

record, the Authority directs the respondent-company and its Director Shri 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 prima 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 directions, this case is disposed of.

Sd/-
S.D. Jha
Member