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

Case No. :- RERA/CC/897/2021

Premlata Kunvar   …Complainant

Vs.

M/s Agrani Homes Pvt Ltd   … Respondent

Project: IOB Nagar, Block-L

For Complainant: Mr. Manjo Kr. Singh, Adv.

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

O R D E R

29.08.2022

This matter was last heard on 25.07.2022

The case of the complainant is that she booked a flat in the project IOB Nagar – Block L of the respondent company on 12.12.2018 bearing Flat No. 303, having an area of 1080 sq. ft. on 3rd floor. The total consideration amount of the flat was Rs.16,80,000./-,out of which complainant had paid Rs.4,00,000/-. She further submitted that the respondent has convinced that project will be completed within 3 years but till date it has not been started, Hence, this complaint has been filed for refund of the paid amount along with interest.

The complainant has placed on record, money receipts and KYC, duly acknowledged and issued by the respondent company.

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.

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

The representative of the respondent company has submitted that the complainant is not interested in any offer; hence, order for refund may be passed.

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 paid consideration i.e. Rs. 4,00,000/- to the complainant 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 two 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)