

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR
Before the Single Bench of Mr. Naveen Verma, Chairman

Case Nos. RERA/CC/856/2019

Sabita Kumari

...Complainant

Vs.

M/s Agrani Homes Pvt. Ltd.

...Respondent

Project: - Agrani Sampatchak

ORDER

12.08.2022

29-08-2022

The matter was last heard on 28.06.2022.

The case of the complainant is that she had booked a flat in the project Agrani Sampatchak in 2013 by making a payment of Rs. 8,24,720/- but since the construction work was not undertaken she cancelled her booking. Subsequently the respondent has refunded Rs. 4,00,000/-. She requests for refund of remaining paid consideration along with 18% interest on total paid consideration.

The complainant has placed on record a copy of cancellation letter dated 21/09/2017, M.O.U., copy of money receipt and copy of KYC.

On the last date of hearing, the complainant submitted that she has paid Rs. 8,24,720/- out of which complainant has refunded Rs. 4,00,000/-. The representative of the respondent was present and has not challenged the submission of the complainant.

Perused the record. The Bench notes that no reply has been filled by the respondent.

After considering the documents filed and submissions made, the Bench hereby directs the respondent company and their Directors to refund the principal amount of Rs. 4,24,720/- to the complainant along with interest on this amount at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years plus five percent. The respondent would pay the interest to the allottee for the remaining Rs 4.00 lakhs which has since been refunded to at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years plus two years 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/-
Naveen Verma
(Chairman)