

REAL ESTATE REGULATORY AUTHORITY, BIHAR

2 nd Floor, BSNL Telephone Exchange, North Patel Nagar, Road No. 10, Patna -800023

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

Case No. :-RERA/CC/1250/2020

Neha SinhaComplainant

Vs

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

Project: I.O.B Nagar, Block :S

05-05-2022

Order

This matter was last heard before Double Bench on 24.02.2022 . It was fixed for orders on 13.04.2022 but the Bench did not sit on that date and hence orders are now being passed.

The case of the complainant is that she booked a flat in project I.O.B. Nagar Block 'S', admeasuring 1300sq.ft in October 2015 for total consideration of Rs.18 lakh exclusive of taxes and at the time of booking paid Rs.16,60,442(Sixteen Lakh Sixty Thousand Four Hundred Forty Two Only). Subsequently, MOU was signed by them in early 2017 but as respondent has failed to handed over the flat till date, the complainant has filed the present case praying for refund along with interest.

The complainant has placed on record KYC and Memorandum of Understanding.

Perused the record. No reply has been filed by the respondent company even after specific direction to the them. However Mr Alok Kumar, MD of the respondent company was present on all the dates of hearing and has not denied her

submission. It was orally submitted that the respondent company is ready to refund the amount to the complainant.

On the last date of hearing the complainant reiterated that she had paid Rs. 16,60,000/- from 2015 to 2016 and since she was not interested in the offers proposed by the respondent, she prayed for refund of the money along with interest.

The learned counsel of the respondent agreed, during the last hearing, that this matter may be posted for orders.

After perusing the records and hearing the submission of both the parties, the Bench hereby directs the respondent to refund the amount of 16,60,000/-paid by the complainant with interest at the rate of marginal cost of fund based lending rates (MCLR) of 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)

Sd/-

Naveen Verma

(Chairman)