

REAL ESTATE REGULATORY AUTHORITY, BIHAR
2 nd Floor, BSNL Telephone Exchange, North Patel Nagar, Road No. 10,
Patna -800023

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

Case No.:-RERA/CC/1156/2020

Nikita Khare.....Complainant

Vs

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

Project: Agrani PG Town- Block D

17.02.2022

O R D E R

This matter was last heard on 20.01.2022.

The case of the complainant is that she booked a flat no. 201, second floor measuring 1300sq.ft in Block D of PG Town located at Sarari, Danapur dated 28.10.2016. The total consideration amount was Rs. 16,72,000 (Sixteen lakh seventy-two thousand) out of which 14.63 lakh has already been paid under one time payment scheme in year 2016. The complainant has submitted that till date neither the development work has been commenced nor the aforesaid project is registered with RERA. Since no construction work has been undertaken, the complainant requested for refund of amount paid but since there was no response by the respondent company till date, she filed the case seeking relief for refund of the amount paid along with 18% p.a. or handover the possession of any flat from the completed project.

The complainant has placed on record copy of memorandum of understanding executed on 28.10.2016 along with the copies of receipt of payment issued by the respondent company in respect of payments made.

No reply has been filed by the respondent. However, Mr. Alok Kumar, Managing Director of the respondent company

who was present during hearing did not challenge the submission of the complainant and the facts are being admitted.

The Bench notes the submission of the complainant on the last date of hearing who reiterated her request for refund but was ready to forgo interest if the principal amount is paid within 30 days from 20.01.2022.

The Bench directs the Respondent Company and its Directors to refund the amount of Rs. Rs. 14.63 lakh to the complainant by 19.02.2022. If the respondent fails to refund the principal amount by that date, they will have to pay interest at the rate of Marginal cost of lending rate (MCLR) as applicable for three years from the date of deposit to the date of refund within sixty days of issue of this order.

With these directions the matter is disposed of.

Sd/-
Nupur Banerjee
(Member)

Sd/-
Naveen Verma
(Chairman)