

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/1193/2020

Lalkeshwar Prasad.....Complainant

Vs

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

Project: Agrani PG Town- Block C

15.02.2022

18.02.2022

O R D E R

This matter was last heard before Double Bench on 20.01.2022.

The case of the complainant is that he booked flat no. 304 in Block C of PG Town by paying total sum of Rs. 16,20,000/- in various instalments on different dates. Since no work has been done by the respondent till date, the complainant has filed the case seeking relief for refund of the amount paid along with interest.

The complainant has placed on record copy of M.O.U, money receipt no. dated 19.08.2017 for Rs. 5,00,000/-, copies of receipt bearing no. 2361 for Rs. 6,20,000/- issued on 19.08.2017; receipt bearing no. 2296 for Rs. 4,15,000/- issued on 12.07.2017; receipt bearing no. 2297 for Rs. 85,000/- issued on 12.07.2017, copies of cheque bearing no. 500105 for Rs. 6,20,000/- (SBI-Dated 19.08.2017); cheque bearing no. 229129 for Rs. 4,15,000/- (SBI- Dated 30.06.2017); cheque bearing no. 500102 for Rs.

85,000/- (SBI Bank- Dated 30.06.2017), copy of KFC for flat no. 304 dated 12/07/2017.

No rejoinder has been filed by the respondent. However, Mr. Alok Kumar, M.D of the respondent company was present during hearing and did not refute the contention of the complainant.

On the last date of hearing, the complainant submitted that he wants the refund of the deposited money with interest.

The Bench hereby directs the Respondent Company and its Directors to refund the amount of Rs. 16,20,000/- to the complainant along with interest at the rate of Marginal cost of lending rate (MCLR) as applicable for three years or more from the date of deposit to the date of refund within sixty days of issue of this order.

Sd/-

Nupur Banerjee
(Member)

Sd/-

Naveen Verma
(Chairman)