

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

Case No: RERA/CC/1272/2020

Mrs. Prabha Devi

...Complainant

Vs.

M/s Agrani Homes Pvt. Ltd.

...Respondent

Project: IOB Nagar, Block M

Present: For complainant: Mrs. Prabha Devi

For Respondent: Mr. Satwik, L.R.

Mr. Sumit Kumar, Advocate

ORDER

25.04.2022

This matter was last heard on 18.04.2022.

The fact of the case is that the complainant had booked a flat in the project Agrani IOB Nagar, Block- M by making a one time payment of Rs.15,00,000/-. Since, the project booked in 2016 is still incomplete, the complainant has prayed for refund of booking amount along with interest.

The complainant has placed on record a copy cheque bearing no 539124 of Rs.15,00,000 for which money receipt no 819 dated 06.07.2016 issued by the respondent company.

Perused the records of the case. Neither any reply has been filed by the respondent nor has he refuted the submission of the complainant, although the legal representative of the company was present and hence the claim is being admitted.

On the last date of hearing the complainant reiterated her submission that he respondent promised to handover the possession within three years but till date the promoter has failed to hand over the possession and prayed for refund of her deposit with interest.

The learned counsel and L.R. of the respondent submitted that the proposal for alternate flat/land was made to the complainant, but she was not interested.

Having heard the submissions of both the parties the Bench hereby directs the respondent company and their Directors to refund the principal amount of Rs.15,00,000/- to the complainant along 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 one percent from the date of taking the booking till the date of refund within sixty days of issue of this order.

With these directions the matter is disposed of.

Sd/-
Naveen Verma
(Chairman)