

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. CC/1460/2020

Suresh Prasad Sharma.....Complainant

Vs

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

Project: PG Town; Block :C

15.02.2022

21.02.2022

This matter was last heard before Double Bench on 20.01.2022.

The case of the complainant is that he booked flat 305 in "AGRANI P.G TOWN" Block- C having area 1300 Sqft for a total consideration of Rs. 16,45,875/- (Sixteen Lakh Forty Five Thousand Eight Hundred Seventy Five Rupees Only) and paid a sum of Rs.14,37,000/-(fourteen Lakhs thirty seven thousand rupees only) in one-time payment scheme. M.O.U was executed on 14-06-2017 for flat no. 305. Due to delay in construction the complainant filed an application for cancellation of the booking and requested to refund the paid amount along with interest but till date the respondent company has not refunded the paid amount. The complainant has alleged that he was unable to contact the respondent and has filed the present case seeking relief for refund of amount paid with interest .

The complainant has placed on record M.O.U. for flat no. 305 , copy of KYC for flat bearing no. 305, Copy of Aadhar card, Money receipts dated 30.12.2016 bearing no. 1765 for Rs.1,00,000, Money receipts dated 05.01.2017 bearing no. 1776 and 1777 for Rs.6,00,000, and Rs.5,00,000 respectively, Money receipts dated 04.02.2017 bearing no. 1829 for Rs.2,37,000, booking cancellation application dated 21/08/2020.

The respondent has not filed any reply in this case. However, Mr. Alok Kumar, Managing Director of the respondent company was present on the last date of hearing and has not challenged the submission of the complainant and the facts are being admitted.

On the last date of hearing dated 20.01.2022 the complainant reiterated his request for refund of the deposited money with interest.

The Bench directs the Respondent Company and its Directors to refund the principal amount of Rs 14.37 lakhs to the complainant along with 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