

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mrs. Nupur Banerjee, Member
Case No. RERA/CC/751/2021

Ravindra Kaur

.....Complainant

Vs

M/s Agrani Homes Pvt. Ltd.

.....Respondent

Project: IOB Nagar Block- R

ORDER

13.7.2022

This matter was last heard on 15.6.2022 and order was kept reserved.

The case of the complainant is that complainant had entered into Memorandum of Understanding dated 27-10-2014 for the booking of proposed flat of measuring 1300 sq.ft. in IOB Nagar, Block-R, situated at Sarai, Near Danapur Railway Station, Khagaul and out of total consideration amount of Rs.16,49,440/-, the complainant had paid Rs.16 lakh. It has been further submitted that more than 7 years has been passed away since the date of MOU executed and 95% of total consideration amount of the flat has been paid to the respondent but nothing has been done towards the construction of the Apartment and neither a single bricks has been laid down. Hence, this complaint has

been filed seeking refund of the amount paid along with interest and house rent as compensation for delay.

The complainant has placed on record MOU dated 27.10.2014 money receipts of 16 lakh duly acknowledged and issued by the respondent company.

On the last date of hearing, learned counsel for the complainant has submitted that actually at the time of executing the agreement, the complainant booked a flat in IOB Nagar Block-R and paid Rs.15 lakhs. He further submitted that complainant is not interested in the offer and wants refund of the money with interest.

The representative of the respondent company has not refuted this submission and had submitted that the orders may be passed as the complainant was not interested in the offer proposed by them.

In view of the submissions of the complainant and respondent, the Authority hereby directs the respondent Company and its Director to refund the amount of Rs.16 lakh along with interest calculated at MCLR of SBI as applicable for three years + 1% from

the date of taking the booking to the date of refund within 60 days of this order to the complainants.

The Complainant is at liberty to press the claim for compensation before the court of A.O.

With these directions/observations the case is disposed of.

Sd/-
Nupur Banerjee
(Member)