

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

Case Nos. RERA/CC/95/2021

Anuja Priya **...Complainant**
Vs.
M/s Agrani Homes Real Marketing Pvt. Ltd. **...Respondent**

Project: - Agrani Prakriti Vihar

Present: For Complainant: Mr. G. K. Choubey
For Respondent: Mr. Satwik
Legal Representative

ORDER

13.05.2022 The matter was last heard on 20.04.2022.

The case of the complainant is that she had booked plot no 567 of area 2200 Sq. Ft. in the project Prakriti Vihar on 20.06.2017 for a total consideration of Rs.10,56,000 against which she had paid Rs.6,77,820. She further submitted that according to memorandum of understanding dated 10.05.2018 the development of the said plot was to be completed within an estimated period of 3 years, with relaxation period of 6 months but still project is not completed by the respondent company. Hence, she has filed the instant complaint for issue a direction to the respondent to complete development work and registration of the project.

The complainant has placed on record a copy of memorandum of understanding dated 10.05.2018, copy of KYC, copy of money receipt no: 2203 of Rs. 4,13,820 and money receipt dated 08.07.2017 of Rs.2,64,000.

On the last date of hearing the complainant submitted that she is not interested in the offer proposed by the respondent and

requested for refund of her deposit. The Bench directed to the complainant to file an affidavit amending relief sought in his complaint petition. The legal representative of the promoter had agreed that this matter may be posted for orders.

The Bench notes that the complainant has filed an application on 20.04.2022 in which she expressed to amend her earlier prayer made in her complaint and has now specifically prayed for refund of the consideration amount with interest.

Having heard the submissions of both the parties the Bench hereby directs the respondent company and their Director to refund the principal amount of Rs.6,77,820/- 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 from the date of taking the booking within sixty days of issue of this order.

With these directions and observations, the matter is disposed of.

Sd/-
Naveen Verma
(Chairman)