

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Mr. Naveen Verma, Chairman

Case No. CC/1006/2020

Sweta.....Complainants

Vs

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

Project: Agrani SBI Nagar

21/06/2022

Order

This matter was last heard on 19-05-2022

The complainant booked a flat in the project Agrani SBI Nagar and paid a sum of Rs.6,50,000. Memorandum of understanding was executed on 27.02.2016. As construction work was not undertaken, the allottee has filed the present case seeking refund of the principal amount paid along with 18 % interest.

The complainant has placed on record copy of money receipts issued by the promoter against payment of Rs.6,50,000.

Perused the records. No reply has been filed by the respondent. However their representative has been present and have not refuted the claim.

On the last date of hearing the complainant submitted that she has visited the plot and was not interested in the alternative offer given by the respondent.

The Bench notes that the complainant ought to have sent the letter for cancellation of her booking to the promoter and approached the Authority only after the promoter had failed to respond to such request. However, since the matter has been taken up for hearing, orders are being passed.

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.6,50,000/- to the complainant along with interest at the rate of marginal cost of fund based lending rate (MCLR) of State Bank of India as applicable for three years plus two percent from the date of taking the booking till the date of refund within sixty days of issue of this order.

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

Sd/-
Naveen Verma
(Chairman)