

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mr. Naveen Verma, Chairman

Case No. RERA/CC/1187/2020

Dr. Savitri Kumari.....Complainant

Vs

Agrani Homes Real Marketing Pvt. Ltd.....Respondent

Project: Agrani S.B.I. Nagar

09.06.2022

ORDER

The matter was last heard on 05.05.2022.

The case of the complainant is that she booked a flat bearing no.405, Block-D in the project "Agrani SBI Nagar" on 23.09.2017 for total consideration of Rs.14,56,000/- against which she paid Rs.7,00,000/- to the respondent. The complainant has alleged that neither construction work has been started nor the respondent has executed the registered deed and failed to hand over the possession of the flat till date. Therefore, she filed this case and prayed for a refund of the amount paid along with interest.

The complainant has placed on record a copy of money receipts of Rs.7,00,000/- duly acknowledged by the respondent company.

Perused the records. The Bench notes that the respondent has not filed any reply. The Bench also recalls that the complainant is not interested in the offer of an alternative flat made by the respondent during the course of the hearing.

The Authority notes that the respondent has violated Section 3 of RERA Act, 2016 as the respondent was continuously advertising, marketing, booking, selling apartments/plots without registering the real estate project with RERA. This matter may be included in the Suo Moto proceeding against the respondent company.

After considering the documents filed and submissions made, the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs.7,00,000/- (Rupees Seven Lakh only) to the complainant along with interest at the rate of the 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 and observations, the matter is disposed of.

Sd/-

Naveen Verma
(Chairman)