

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR

Before the Single Bench of Mr. Naveen Verma, Chairman

Case Nos. RERA/CC/1404/2020

Manisha Kumari

...Complainant

Vs.

M/s Agrani Homes Real Marketing Pvt. Ltd.

...Respondent

Project: - Agrani S.B.I. Nagar

ORDER

13-06-2022

The matter was last heard on 11-05-2022.

The case of the complainant is that she had booked a flat in the project SBI Nagar and paid Rs. 8,00,000/- to the respondent in 2015. The respondent failed to handover the flat so, the complainant has filed the complaint case for refund with interest.

The complainant has placed on record copy of KYC dated 08/08/2015 and copy of money receipts with supporting cheque details.

On the last date of hearing, the complainant reiterated her request for refund as she was not interested in any offer proposed by the respondent. The legal representative of respondent agreed that orders may be passed as the complainant is not interested in any offer proposed.

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

Having heard the submission of both the parties the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs. 8,00,000/- 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 plus three percent from the date of taking the booking to 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)