

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

Case Nos. RERA/CC/1599/2020

Kundan Kumari

.....Complainant

Vs.

M/s Agrani Homes Pvt. Ltd.

.....Respondent

Project: - IOB Nagar Block - M

ORDER

02.08.2022

The matter was last heard on 31.05.2022

The case of the complainant is that she booked a flat admeasuring 1300sqft in the project IOB Nagar Block M on 26/04/2017. The complainant had paid a total consideration of Rs. 16,72,000/- to the respondent. The complainant has filed the complaint case for refund of paid consideration with 18% compound interest.

The complainant has placed on record copy of M.O.U.

On last date of hearing dated 31/05/2022, the complainant reiterated the request for refund. The L.R. for the respondent has not challenged the submission of the complainant.

The Bench observes that the complainant has not sent any letter for cancellation of his booking to the promoter. The complainant ought to have sent a cancellation letter to the respondent and there after approached the Authority only if the promoter had failed to respond to such request. However, since the matter was taken up for hearing, orders are being passed.

After considering the documents filed and submissions made by both the parties, the Bench hereby directs the respondent and its Directors to refund the paid consideration of Rs. 16,72,000/- 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 1% 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)