

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

Case No. RERA/CC/23/2021

Indu Kumari Singh.....Complainant
Vs.
M/s Agrani Homes Real Marketing Pvt. Ltd.....Respondent

Project: - Agrani Prakriti Vihar

ORDER

3.08.2022

The matter was last heard on 01.06.2022.

The case of the complainant is that she had booked a plot in the project Agrani Prakriti Vihar in 2016 and paid Rs. 6,13,000. Since, the respondent has failed to hand over the plot, this complaint case has been filed for refund of paid consideration with interest.

The complainant has placed on record a copy of money receipt for Rs.1,80,000 only duly acknowledged by the respondent company and KYC.

Perused the records. No reply has been filed by the respondent. However, their representative was present during hearing and has not contested the claim of the complainant. He offered to give possession of the plot.

On the last date of hearing the complainant reiterated her prayer and submitted that she is not interested in the project anymore and requested for refund of the amount paid along with interest. She further submitted that has sent a cancellation letter to the respondent. However, supporting documentary evidence have not been filed.

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.

After considering the documents filed and submissions made by both the parties, the Bench hereby directs the respondent company and its Directors to refund the paid consideration of Rs. 6,13,000/- (Rupees Six Lakh Thirteen Thousand) to the complainant along with interest at the rate of marginal cost of fund based lending rates (M.C.L.R.) of the 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)**