

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Mr. Naveen Verma, Chairman

Case No. CC/234/2021

Shivani Raman.....Complainant

Vs

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

Project: Agrani SBI Nagar

30/06/2022

ORDER

This matter was last heard on 25.05.2022.

The case of the complainant is that she booked a flat in the project Agrani SBI Nagar and paid a sum of Rs.5,50,000. Memorandum of understanding was executed in 2017 between the parties. The complainant alleged that the respondent has failed to handover the possession of the flat on agreed time and hence, she filed the present case seeking refund of the principal amount paid along with 18 % interest.

The complainant has placed on record a copy of M.O.U dated 25.12.2017, Application form and money receipts issued by the respondent company against payment of Rs.5,50,000.

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 learned counsel for the complainant submitted that complainant is not interested in any offer

proposed by the respondent and requested for the refund with interest.

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.

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 its Directors to refund the principal amount of Rs.5,50,000/- (Rupees Five Lakh Fifty Thousand Only) 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 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)