

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Mr. Naveen Verma, Chairman

Case No. CC/323/2019

Rita Devi Complainants

Vs

M/s Agrani Homes Pvt. Ltd. Respondents

Project: Agrani Sampatchak

04/07/2022

Order

This matter was last heard on 27-05-2022

The case of the complainant is that she booked a flat in the project Agrani Sampatchak and paid a sum of Rs.8,24,720/-. The Memorandum of understanding was executed on 12.12.2013 between the parties. The complainant has alleged that she cancelled the booking in 2018 by sending e-mail. The complainant has filed the present case seeking relief for refund of paid amount along with interest, Rs.5,00,000 compensation for mental harassment and Rs.1,00,000 litigation cost.

The complainant has placed on record a copy of M.O.U dated 12.12.2013 and application for refund of consideration paid dated 6.08.2018.

On the last date of hearing the complainant submitted that Rs.4,12,360/- has been refunded through RERA and requested for refund of outstanding consideration with interest.

The Bench notes that despite directions to file reply within 1 week with copy to the complainants stating therein the

refund amount with date has not been complied. The Bench concludes that the amount indicated in the complaint petition is admitted.

Having heard the submission of both the parties the Bench hereby directs the respondent company and their Director to refund the principal amount of Rs.4,11,640/- 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 or more plus five 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)