

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR

Before the Single Bench of Mr. Naveen Verma, Chairman

Case No. RERA/CC/565/2021

Santosh Kumar Sinha.....Complainant

Vs.

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

Project: - Agrani Royal City

ORDER

03.08.2022

The matter was last heard on 01.06.2022.

The case of the complainant is that he had booked flat in the project “Agrani Royal City” in 2014 and paid a sum of Rs.6,18,540/-. Memorandum of understanding was executed on 2nd March, 2014. As construction was not undertaken the complainant cancelled the booking in 2020. The complainant also sent legal notice dated 24.02.2020 to respondent for refund, however till date no refund has been made. Hence ,the complainant has filed the present case seeking relief for refund of paid amount along with interest.

The complainant has placed on record a copy of money receipts duly issued by respondent against payment of Rs. 6,18,540/- only, refund application dated 07.01.2020, legal notice dated 24.02.2020

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 respondent submitted that they are willing to give possession. However, the complainant had submitted that he was not interested in any offer proposed by the respondent and requested for refund of the amount paid along with interest.

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. 6,18,540/- 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 four 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