

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

Case No. RERA/CC/843/2019

Raushan Ara.....Complainant

Vs.

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

Project: - Agrani Prakriti Vihar

INTERIM ORDER

22.08.2022

The matter was last heard on 29.06.2022.

The case of the complainant is that she booked a plot bearing no D-30 in the project Agrani Prakriti Vihar in 2015 and paid Rs. 5,30,000/- to the respondent. As the respondent failed to hand over possession of the plot she cancelled her booking but the promoter did not refund the booking amount. Therefore, this complaint petition has been filed for refund of the paid amount along with 18% interest.

The complainant has placed on record a copy M.O.U dated 29.03.2018 and cancellation letter dated 07.06.2019. The M.O.U indicates that Rs.5,30,000 was paid by him at the time of booking.

Perused the records. No reply has been filed by the respondent. The representative for the respondent was present on the last date of the hearing and submitted that they were willing to execute the registered Deed in favour of the complainant if the ban on registration is lifted.

The complainant also prayed for possession instead of the relief of refund in the complaint petition. Therefore, the Bench directed the complainant to amend her petition within 2 weeks.

The Bench notes that the complainant has filed an application on which she expressed to amend her earlier prayer. However she has requested the Authority to show her the developed plot.

The Authority takes objection to this prayer. As a quasi judicial body the Authority decides matters raised by complaints filed under Section 31 of the RERA Act, 2016. The complainant ought to contact the promoter directly with such requests and come to the Authority after she has firmed up her opinion.

The complainant is directed to send a copy of her petition to the respondent who would contact her and give a joint response within three weeks.

Put up on 19.9.2022.

**Sd/-
Naveen Verma
(Chairman)**