

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

Case Nos. RERA/CC/921/2020

Divya Shikha

...Complainant

Vs.

M/s Agrani Homes Pvt. Ltd.

...Respondent

Project: - IOB Nagar, Phase III

ORDER

28.06.2022

The matter was last heard on 23.05.2022

The case of the complainant is that she booked a flat in the project IOB Nagar, Block – “M” for which she paid Rs.5,05,000/- to the respondent in 2016. As construction was not undertaken the complainant cancelled the booking in 2019. The allottee has filed the instant case for refund of paid consideration amount along with interest, loss of house rent and compensation.

The complainant has placed on record copy of K.Y.C, booking cancellation application dated 13.11.2019 and money receipt against the payment of Rs.5,05,000/- issued by the respondent.

Perused the record. The representative for the respondent filed a petition stating that offer has been proposed to the complainant.

However the complainant reiterated her prayer for refund with interest. On the last date of hearing she had submitted that she was not interested in any alternative offer proposed by the respondent.

Perused the records. The contention of the complainant has not been refuted. The representative for the respondent had

submitted during hearing that the case may be posted for order. The Bench concludes that the amount of Rs 5.05 lakhs paid by the complainant is admitted.

After considering the documents filed and submissions made by complainant, the Bench hereby directs the respondent company and their Directors to refund the principal amount of Rs. 5,05,000/- 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 plus two percent from the date of taking the booking to 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)