

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. Naveen Verma, Chairman

Case No. CC/968/2020

Ms. Asha KumariComplainant

Vs

Agrani Homes Pvt. Ltd.Respondent

Project: IOB Nagar.

ORDER

30.05.2022

This matter was last listed on 26.04.2022.

The complainant booked a flat bearing no.201 admeasuring 1300sq.ft in the project “I.O.B Nagar”– Block “P” on 19/11/2016 for a total consideration of Rs.16,50,000 plus taxes and paid a sum of Rs.14,74,000 between 2016 to 2017 in various instalments. A Memorandum of Understanding was executed on 31st October 2017. Since the respondent has not refunded the money paid against the booking she applied for cancellation and has thereafter filed the present case seeking relief for refund of the amount paid along with interest.

The complainant has placed on record a copy of KYC dated 19/11/2016, copy of Aadhar card, various money receipt issued by the respondent company against payment of Rs.14,74,000/-, and application for cancellation of booking 29.11.2019 and Memorandum of Understanding dated 31/10/2017 .

On the last date of the hearing, the learned counsel for the complainant has reiterated that he is not interested in any alternative offer by the respondent. The Legal Representative for the respondent agreed , in that event, that this case may be posted for order.

Perused the record. The Bench notes that the respondent has not filed any reply.

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 14,74,000 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 within sixty days of issue of this order.

With these directions , the matter is disposed of.

Sd/-
Naveen Verma
(Chairman)