

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR
Before the Single Bench of Mrs. Nupur Banerjee, Member

Case No: RERA/CC/378/2021

Usha Dwivedi

...Complainant

Vs.

M/s Agrani Homes Real Marketing Pvt. Ltd.

...Respondent

Project: Agrani Ashoka C Block

27/03/2023

ORDER

In this matter, the complainant has booked a flat bearing Flat No.C-305 in Agrani Homes situated at Mouza Mainpur Shankar, P.S. Danapur, District Patna for which an agreement was executed on 29.05.2019 between the complainant and the authorized signatory of the respondent company. In the agreement it was mentioned that up till 2023 the flat has to be registered. The complainant has paid the full consideration of Rs.22.10 lakh but no work has been started till date. When she approached the respondent, they have denied to meet her. Therefore, she has prayed to direct the respondent to refund the principal amount with interest.

The complainant has placed on record the copy of the MOU and the money receipts.

Perused the record. No reply has been filed by the respondent.

From the records, it appears that the complainant has sent a letter to the respondent requesting to refund the amount with interest but till date the respondent has not refunded the amount.

Since the respondent has failed to appear before the Bench today so, in the interest of justice order is being passed on the basis of documents available on record.

In the light of the documents placed on record and submission made and considering that the respondent has taken the economic benefit of the consideration amount paid by the complainant in lieu of booking of the alleged flat, the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs.22.10 lakh to the complainant along with interest at the rate of marginal cost of fund-based lending rate (MCLR) of State Bank of India as applicable for two years plus 2% interest from the date of taking 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/-

Nupur Banerjee
(Member)