

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Hearing Before the Bench of Hon'ble Chairman, Mr. Naveen Verma, Member, Mr.
R.B. Sinha & Member, Mrs. Nupur Banerjee, RERA , Bihar

Case No. :- RERA/CC/425/2019

Kishori Prasad.....Complainant

Vs

M/s Agrani Homes Pvt. LtdRespondent

Project : AGRANI IDEA

28/10/2021

Order

This matter was last heard at length on 30/09/2021.

The complainant had booked a flat in Agrani Idea for a total consideration of Rs. 17,00,000 (Seventeen Lakh) and has made payment as follows:vide cheque no. 808027 of Rs. 4,38,132 dated 28-02-2013, vide cheque no. 808028 of Rs.2,50,000 dated 1.03.2013, vide cheque no. 4868712 of Rs.2,64,398 dated 2.03.2013, vide cheque no. 486872 of Rs. 2,00,000 dated 4.03.2013, vide cheque no. 486873 of Rs. 3,00,000 dated 5.3.2013, vide cheque no. 486874 of Rs. 3,00,000 dated 6.03.2013 for the purchase of flat on the 1st Floor facing roadside measuring 1300 sq. ft. .

However, after making payment of full amount, the Complainant was asked to shift to “Agrani Ashoka”, i.e, another project of the Respondent.

The Complainant on last date of hearing i.e on 30.09.2021 submitted that he is ready to shift to “Agrani Ashoka” provided he is given a floor of his choice and he also sought a time frame within which the Respondent would hand over the flat to him.

The Authority notes that on the last date of hearing i.e on 30.09.2021 the MD of the respondent company had admitted the claim and agreed to hand over the possession of an apartment in Agrani Ashoka.

The Authority directed the Respondent Company and their Directors to furnish list of unsold flats in “Agrani Ashoka” to the Complainant with two days.

Perused the records. No written reply has been submitted by the respondent.

The respondent is directed to execute deed of conveyance and handover the possession of the flat of the choice of the complainant if available after finishing of the work within 30 days of issuance of the order.

Nupur Banerjee
Member

R.B. Sinha
Member

Naveen Verma
Chairman

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Hearing Before the Bench of Hon'ble Chairman, Mr. Naveen Verma, Member, Mr. R.B. Sinha & Member, Mrs. Nupur Banerjee, RERA , Bihar

Case No. :- RERA/CC/655/2019

Mr. Amrendra Kumar GauravComplainant

Vs

M/s Agrani Homes Pvt. LtdRespondent

Project: AGRANI IDEA

28/10/2021

Order

This matter was last heard at length on 30/09/2021. This matter has been filed for refund of the paid amount against booking made by the complainant in the project Agrani Idea along with interest on the amount paid.

The complainant had booked a plot, number – 04 of 1185 Sq. ft in the project Agrani Idea for total consideration of Rs. 21,33,000 (Twenty one lakh thirty three thousand) out of which he has paid Rs. 8 lakhs (Eight Lakhs) as the booking amount vide cheque no. 116784 dated 13.09.2018. Subsequently, as he was in dire need of money, he sent a cancellation letter requesting the Respondent to cancel the booking and refund the amount paid . However after 3 years the Respondent has not refunded the amount to the Complainant till date.

Perused the records. No written reply has been submitted by the respondent. During the last date of hearing the MD of the respondent company Mr. Alok Kumar submitted that he has received the cancellation letter, and that he would refund the amount paid by the Complainant .

The Authority takes note of the fact that a fresh booking was done in 2018 in blatant violation of the Act and directs that suo motu proceedings may be initiated against the respondent company.

The Directors of the Respondent Company are directed to refund the amount of Rs. 8 Lakhs (Eight Lakhs) along with interest at the rate of the marginal cost of fund-based lending rates (MCLR) of State Bank of India as applicable for one year from the date of taking the booking within sixty days of issue of this order.

Nupur Banerjee
Member

R.B. Sinha
Member

Naveen Verma
Chairman