

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR

Before the Full Bench of Mr. Naveen Verma, Chairman, Mr. R.B. Sinha,
Member and Mrs. Nupur Banerjee, Member

Case No.CC/1186/ 2020

Rupam Kumari **Complainant**

Vs.

M/s Agrani Real Services Pvt. Ltd.**Respondent**

Project: Rudra

ORDER

06.09.2021:

This matter was last heard along with the batch cases in the Full Bench on 23.8.2021.

The case of the complainant is that she had booked apartment in the project Emerald in September, 2016 and paid a total sum of Rs.10.70 Lacs. Since that project has been delayed she had been allotted apartment in Rudra but since the work is not started she filed an application for refund of her investments on 8.1.2020. She had filed MOU but it was not signed by the developer. She has also filed copies of receipts.

During the course of hearing on the last date i.e. on 23.8.2021 Mr. Alok Kumar, Managing Director of the Respondent Company had submitted that after cancellation of the registered development agreement he would be able to recover Rs.13 Lacs after returning to the land owner.

Perused the records. No rejoinder has been filed by the respondent. However, the Director of the respondent company has not challenged the submission of the complainant.

The Authority notes that the application for this project which was pending for consideration was withdrawn by the promoter on 17.6.2021.

The Authority directs the Respondent Company and their Directors to refund the principal amount of Rs.10.70 lakhs 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.

Sd/-
Naveen Verma
(Chairman)

Sd/-
R B Sinha
(Member)

Sd/-
Nupur Banerjee
(Member)

