

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR
Before the Double Bench of Mr. Naveen Verma, Chairman
& Mrs. Nupur Banerjee, Member

Case No. RERA/CC/1290/2020

Vandana KumariComplainant

v.

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

Project: - Maurya Palace

ORDER

04-01-2022

The matter was last heard on 30-11-2021.

The case of the complainant is that she had entered into an agreement on 02-09-2019 for the booking of the flat bearing Flat No.305 in Maurya Palace project and had paid Rs.3,06,453/- out of the total consideration amount of Rs.30,64,530/-. It has been submitted by the complainant that no construction work has been yet started by the respondent till now, therefore, she filed this matter for refund of the deposited amount with interest.

The complainant has placed money receipts on record dt.01-08-2019 for Rs.51,000/-, dt.09-08-2019 for Rs.2,04,453/-&, dt.20-08-2019 for Rs.51,000 /-, totaling to Rs.3,06,453 /- issued by respondent company in respect to payments made.

Perused the records. The respondent has not filed any reply in this case. During the last hearing on 30.11.2021 the complainant had reiterated her claim. No one appeared on the behalf of the respondent company during the last date of hearing.

The Bench observes that the agreement to sale mentions that this project is registered with the Authority. The Registration Wing is directed to examine the quarterly reports of progress of the project that may have been filed by the promoter under Sec 11 of the RERA Act.

On the basis of the submissions and taking into consideration the documents filed, the Bench directs the respondent company to refund the principal amount deposited along with interest on such amount at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for two years from the date of taking the booking till repayment within sixty days of issue of this order.

With these directions the matter is disposed of.

Sd/-
Nupur Banerjee
Member

Sd/-
Naveen Verma
Chairman