

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Mr. Naveen Verma, Hon'ble Chairman

RERA/CC/919/2020

Annu Niranjana.....Complainant

Vs.

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

PROJECT : "Prakriti Vihar"

Order

19.05.2022

This matter was last heard on 17.05.2022.

The case of the complainant is that she booked plot no. 473 admeasuring 2200sq.ft in the project **Prakriti Vihar** for total consideration amount of Rs. 8,25,000/- against which she paid Rs.82,500/-. Since respondent has not started the work till date, the complainant has filed the present case praying either to provide possession or refund of amount paid along with 18% interest .

The complainant has placed on record K.Y.C and money receipts issued by the respondent company against payment of Rs. 82,500/-

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

During the hearing held on 17.05.2022, Mr. Kishore Kunal, learned counsel for the complainant submitted that the complainant wants refund of the amount paid with interest.

However, the Legal Representative of the respondent submitted that they are willing to provide the plot within sixty days.

The learned counsel for the complainant accepted the offer and agreed to pay the remaining consideration amount if the plot is handed within 60 days.

The submissions of both the parties indicate that they have arrived at an amicable settlement. The Bench directs the complainant to pay the remaining amount. The Bench further directs respondent company to give payment schedule to complainant within one week , and if acceptable to the allottee, she would make the payment to the promoter. The promoter would give possession of the plot if the allottee makes the payment within the period of 60 days or as agreed mutually in the schedule. If the promoter fails to hand over the possession by the stipulated date, penalty of Rs 1,000/- would be imposed on them for each day of delay.

With these directions and observations, the matter is disposed of.

Sd/-

Naveen Verma
(Chairman)