

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR

RERA/CC/09/2022

Asha Prasad

...Complainant

Vs.

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

Project: - Krishna Kunj

ORDER

14.02.2023

This matter was initially taken up for conciliation but since the respondent company stopped appearing before the Conciliation Bench, the matter was transferred to the Authority.

The case of the complainant is that she had booked a 3 BHK flat in the Project “Krishna Kunj” and had paid Rs. 6.00 lacs on 14.02.2015 . However, the construction was not completed and the flat was not handed over, hence the complainant sent a letter for cancellation in 2017. Thereafter, this matter has been filed for refund of the principal amount along with interest and litigation cost.

The Respondent company had appeared before the Conciliation Forum but has not challenged the submissions made by the complainant. Hence, the claim of the complainant is admitted.

Taking into view the documents filed and the submissions made by the complainant, the Authority hereby directs the respondent company and its Directors Shri Alok Kumar to refund the principal amount of Rs.6.00 lakhs to the complainant along with interest calculated at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as

applicable for three years plus four percent from the date of taking payment till the date of refund within sixty days of issue of this order.

The complainant is at liberty to press the claim for litigation expenses, which is in the nature of compensation before the Adjudicating Officer.

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

Sd/-
Naveen Verma
(Chairman)