

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR

RERA/CC/1235/2020

Shristi Raj

...Complainant

Vs.

M/s Agrani Homes Real Marketing Pvt. Ltd.

...Respondent

Project: - Power Grid Sampatchak

ORDER

23.01.2023

The matter was last heard on 03.01.2023.

The case of the complainant is that she had paid Rs. 4 lakhs in 2014 along with other members of the Power Grid employees Welfare Housing Society/ Power Welfare Organization, Patna for purchasing of flat for a total consideration amount of Rs. Six lakhs, which was to be completed within three years. She has alleged that the respondents have diverted the fund. The respondent company has failed to complete the project within prescribed time frame i.e. 30.10.2017. The matter has been filed for refund of the principal amount along with interest and for compensation. The complainant has filed copies of the money receipts of Rs. 4 lakhs.

The respondent had appeared before the Authority earlier but has not filed any reply. Hence, the claim of the complainant is admitted.

The complainant ought to have sent letter for cancellation to the respondent company before approaching the Authority.

However, as the matter has been taken up for hearing, the order is being passed.

Taking into view the documents filed and the submissions made by the complainant, the Authority hereby directs the respondent company and its Director Shri Alok Kumar to refund the principal amount of Rs.4 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 five 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 compensation before the Adjudicating Officer.

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

Sd/-
Naveen Verma
(Chairman)