

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR
Before the Single Bench of Mrs. Nupur Banerjee, Member

Case No: RERA/CC/1271/2020

Smita Sharan

...Complainant

Vs.

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

Project: PG Town Block-B

Present: For Complainant: In person

For Respondent: None

06/04/2023

ORDER

In this matter, the complainant booked a flat bearing Flat No.203 on 2nd floor in the said project having super built up area 1000 sq.ft. with a car parking space on 14.12.2017 and paid Rs.11.51 lakh in one time through different cheques. The respondent assured her to hand over the flat till 2022. It is stated that when she visited the site, no work was found and the respondent has not handed over possession of the flat. Therefore, she has prayed to direct the respondent to refund the principal amount of Rs.11.51 lakh with interest or hand over any complete flat.

The complainant has placed on record the copy of the money receipts.

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

Today also the complainant reiterated her prayer for refund with interest.

The Bench notes that since it is a case for refund of the principal amount with interest and the respondent has not filed any reply, so, in the interest of justice order is being passed on the basis of documents available on record.

In the light of the documents placed on record and submission made and considering that the respondent has taken the economic benefit of the consideration amount paid by the complainant in lieu of booking of the alleged flat, the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs.11.51 lakh to the complainant along with interest at the rate of marginal cost of fund-based lending rate (MCLR) of State Bank of India as applicable for three years plus 2% interest from the date of booking till the date of refund within sixty days of issue of this order.

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

Sd/-

Nupur Banerjee
(Member)