

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR
Before the Single Bench of Mr. Naveen Verma, Chairman

Case Nos. RERA/CC/118/2021

Alka Kumari

...Complainant

Vs.

M/s Agrani Homes Pvt. Ltd.

...Respondent

Project: - Agrani Sampatchak

ORDER

17.05.2022

The matter was last heard on 21.04.2022 and 17.05.2022.

The case of the complainant is that she had booked a flat in the project Agrani Sampatchak in 2013 by making total payment of Rs.5,00,000. She further submitted that since the construction/development of the project not started by the respondent company, she sent an application for cancellation of booking on 29.07.2019. she requests for refund along with interest was duly acknowledged by the respondent on 29.07.2019 no refund was initiated and hence the matter has been filed for refund of booking amount along with interest.

The complainant has placed on record a copy of KYC, copy of money receipt of Rs.2,00,000 issued by the respondent, a copy of cheque amount of Rs.1,00,000, a copy of summary sheet of sampatchak showing that the complainant has paid Rs.5,00,000 to the respondent and an application for cancellation dated 29.07.2019.

On last date of hearing, the husband of the complainant reiterated his prayer and submitted that the complainant is not interested in any offer of alternative plot/flat . The Bench observed that the respondent has filed a time petition, the Bench directed the respondent to file reply if they have any objection.

Perused the record, the Bench notes that the respondent has not filed any reply.

After considering the documents filed and submissions made, the Bench hereby directs the respondent company and their Directors to refund the principal amount of Rs.5,00,000 lacs to the complainant along with interest 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 the booking within sixty days of issue of this order.

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

Sd/-
Naveen Verma
(Chairman)