

REAL ESTATE REGULATORY AUTHORITY, BIHAR

2nd Floor, BSNL Telephone Exchange, North Patel Nagar, Road No. 10, Patna -
800023

Before the Double Bench of Hon'ble Chairman,

Mr. Naveen Verma

& Hon'ble Member, Mrs. Nupur Banerjee

Case No:- RERA/CC/496/2021

Nilu Singh.....Complainant

Vs

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

Project: PG Town

17.02.2022

ORDER

This matter was last heard before Double Bench on 20.01.2022.

The case of the complainant is that she booked a flat no. 207, in Project - Agrani P.G.Town, Block – C, for a total consideration of Rs. 14,63,000/- as per KYC out of which the complainant has paid Rs. 12,54,000/-. The respondent has not started the construction of the project till date and hence, the complainant has filed the present case seeking relief for refund of the money paid with interest and compensation.

The complainant has placed on record M.O.U. dated 27/12/2017, KYC dated 16/06/2017, money receipt no. 2146 for Rs. 2,00,000/- against cheque no. 378493, money receipt no. 2236 for Rs. 54,000/- against cheque no. 378490, money receipt no. 2305 for Rs. 5,00,000/- against cheque no. 378492, money receipt no. 2235 for Rs. 3,00,000/- against cheque no. 000004, money receipt no. 2319 for Rs. 40,000, money receipt no. 2320 for Rs. 40,000/-, money receipt 2321 for Rs. 20,000/- and money receipt dated 12/09/2017 for Rs. 1,00,000/-

The respondent has not filed any reply in this case. However, Mr. Alok Kumar, Managing Director of the respondent company was present on the last date of hearing and has not challenged the submission of the complainant and the facts are being admitted.

The Bench notes the submission of the complainant on the last date of hearing who reiterated her request for refund but was ready to forgo interest if the principal amount is paid within 30 days from 20.01.2022.

The Bench directs the Respondent Company and its Directors to refund the amount of Rs. 12,54,000/- to the complainant by 19.02.2022. If the respondent fails to refund the principal amount by that date then they will have to pay interest at the rate of Marginal cost of lending rate (MCLR) as applicable for three years from the date of deposit to 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 direction and observation, the matter is disposed of.

Sd/-
Nupur Banerjee
Member

Sd/-
Naveen Verma
Chairman