

REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR

**Before the Full Bench of Mr. Naveen Verma, Chairman,
Mr. R.B. Sinha, Member
and Mrs. Nupur Banerjee, Member**

Case No.RERA/CC/1260/2020

Vivek Roushan..... Complainant

Vs.

Agrani Homes Real Marketing Pvt. Ltd.Respondent

Project: Daffodils City - Block E

Present: For Complainant: In person
For Respondent: Mr. Alok Kumar, MD
Mr. Rana Ranvir Singh, Director

ORDER

30-09-2021 This matter was last heard along with the batch cases before the full bench on

28-10-2021 09.09.2021.

The case of the complainant is that he booked a flat in the project Daffodils City- Block E of the respondent company in 2016 bearing Flat No. 203 and paid a sum of Rs.4,00,000/- (Four Lakhs) as booking amount against which money receipt bearing no.1663 was issued by the respondent company. The complainant submitted that the project was to be completed by 2018. The complainant submitted that upon enquiry he was informed that the project was not even started and therefore prays for refund of the amount paid along with interest. The complainant has placed on record the money receipt bearing no. 1663 along with the complaint.

Perused the records of the case. The respondent company has not filed any written reply. However, Mr. Alok Kumar, Managing Director and Mr Rana Ranveer Singh, Director of the respondent company were both present on the last date of hearing and they have not challenged the contention of the complainant and the facts are being admitted.

During the hearing held on 09.09.2021, the complainant pressed for refund with interest.

The Bench notes that the application of registration of Project titled name "Daffodils City" has been rejected by the Authority by its letter dated 27.8.2021. The Authority also notes that on the last date Mr. Alok Kumar, Managing Director of the respondent Company had requested for time to refund the due amount.

The Authority therefore directs the respondent company and their Directors to refund the principal amount of Rs. 4,00,000/- to the complainant along with interest on such amount at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for three years from the date of taking the booking within sixty days of issue of this order.

Sd/-
Naveen Verma
(Chairman)

Sd/-
R B Sinha
(Member)

Sd/-
Nupur Banerjee
(Member)