

# 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 09.09.2021.

**3-12-2021** 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 or more plus two percent from the date of deposit to the date of refund within sixty days of issue of this order.

The Bench notes that an order with a defect in the instant case was inadvertently uploaded on the website of Authority on 1-11-2021 and the same was duly removed upon knowledge.

**Sd/-**  
**R B Sinha**  
(Member)

**Sd/-**  
**Nupur Banerjee**  
(Member)

**Sd/-**  
**Naveen Verma**  
(Chairman)