

# 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/1653/2020

Ms. Arti Verma..... 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 she booked a flat in the project Daffodils City-Block E of the respondent company in 2017 bearing Flat No. 305 and paid a sum of Rs.2,80,000/- (Two Lakhs Eighty Thousand) as booking amount on different dates in 2017 vide cheque no. 007554, 000022, 007552 against which money receipts bearing nos.1770, 1913 and 1914 was issued by the respondent company. The complainant submitted that the project was to be completed by 2018but she was informed that the project was not even started and was to be delivered only by 2023and therefore prays for refund of the amount paid along with interest. The complainant has placed on record copies of cheques and money receipt bearing nos. 1770, 1913 and 1914along 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 last hearing on 9.9.2021, the complainant pressed his demand 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. 2,80,000/- 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 till 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)