

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**RERA/CC/124/2022**

**Namrata Srivastava**

**.....Complainant**

**Vs**

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

**.....Respondent**

**Project: Agrani Daffodils City**

**20.04.2023:**

**ORDER**

This matter was referred by the Conciliation Forum on 22.06.2022 as the respondent did not take steps to settle the matter amicably. This matter was heard on 24<sup>th</sup> March, 2023 but the respondent was absent.

The case of the complainant is that she has deposited Rs.4.51 lakh for a flat in the project Agrani Daffodils City. The matter has been filed as even after a period of five years after taking the payment thebut the construction work on the flat has not started. Relief sought is refund of principal amount with interest and compensation.

The complainant has filed money receipts for the said amount as well as the KYC issued by the respondent.

During conciliation proceeding the complainant has submitted that the application for registration of this project was rejected.

Perused the records. During conciliation proceeding on 06.06.2022 the representative of the respondent had sought time to settle the matter amicably. The respondent has not filed any reply nor has refuted the claim of the complainant hence contention of the complainant for refund of Rs.4.51 lakh is admitted.

In view of the submissions of the complainant and the documents filed by her, the Authority hereby directs the respondent company and its Director Shri Rana Ranveer Singh to refund the principal amount of Rs.4.51 lakh with interest calculatedat the rate

of marginal cost of fund-based lending rates (MCLR) of State Bank of India as applicable for three years plus 2% on the amount of Rs.4.51 lakh within 60 days from the date of order and from the date of booking to till the date of refund.

The complainant is at liberty to press her claim for compensation before the Adjudicating Officer.

With these directions/observations the matter is disposed of.

Sd/-

**(Naveen Verma)**  
Chairman