

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Hearing Before the Bench of Hon'ble Chairman, Mr. Naveen Verma,
Hon'ble Member, Mr. R.B. Sinha & Hon'ble Member, Mrs. Nupur Banerjee,**

Case No. :- RERA/CC/732/2019

Sanjay Kumar.....Complainant

Vs

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

Project: Daffodil City

29.10.2021

03/12/2021

Order

This matter was last heard at length on 21.10.2021

The case of the complainant is that he booked flat no. 311, in block "C" of area 1350 Sq.ft., of the project Daffodils City for total consideration of Rs.45,45,750/- (Forty Five Lakh Forty Five Thousand Seven Hundred Fifty Rupees Only). He has made payment of Rs.4,50,000/- in different phases starting from February 2017 and has submitted copies of the money receipts issued by the respondent company. However, since the work had not started he requested the promoter for cancellation and refund of deposit and being aggrieved has filed this complaint.

On the last date of hearing dated 21.10.2021 the complainant submitted that as the project has not yet started and now that the application for registration of the project has been rejected by the RERA, he wanted refund of the same amount along with interest.

Perused the records. The respondent has not filed any written reply. However, since 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.

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 of hearing Mr. Alok Kumar, Managing Director of the respondent Company had requested for time to refund the due amount.

The Authority directs the respondent company and their Director to refund the principal amount of Rs.4,50,000/- along with interest calculated on the date of booking at the marginal cost of fund based lending rate (MCLR) of State Bank of India applicable for two years to the complainant from the date of deposit to the date of refund within 60 days from the date of order.

The bench notes that an order with a defect in the instant case was inadvertently uploaded on the website of authority on 3-11-2021 and the same was duly removed upon knowledge.

Sd/-
R.B. Sinha
(Member)

Sd/-
Nupur Banerjee
(Member)

Sd/-
Naveen Verma
(Chairman)