

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/1343/2020

Kiran SinghComplainant

Vs

M/s Agrani Homes Real Marketing Pvt LtdRespondent

Project: Daffodil City

30.09.2021

03/12/2021

Order

This matter was last heard at length along with batch of cases before the full bench on 09.09.2021.

The case of the complainant is that she has booked flat no. 106, of area measuring super built up area 1350 Sq.ft. in Block A, in the project Daffodils city, for total consideration of Rs. 26,54,775/- (Twenty Six Lakh Fifty Four Thousand Seven Hundred Seventy Five Only) . The complainant has made payment of Rs.19,00,000 through cheque no. 969352, 969358, 199069 and 199066 and the complainant has attached the following receipts :-Rs. 6,00,000 vide cheque no. SBI 199066 dated 10.11.2015 for which money receipt no.739 dated 10.11.2015 was issued, Rs. 6,00,000 vide cheque no. SBI 199069 dated 10.11.2015 for which money receipt no. 740 dated 10.11.2015 was issued, Rs. 4,00,000 vide cheque no. SBI 963258 dated 02.05.2016 for which money receipt no 1153 dated 02.05.2016 was issued, Rs. 3,00,000 vide cheque no. SBI 963252 dated 07.10.2015 for which money receipt no. 661 dated 30.09.2015 was issued. However, due to delay in project she prays for refund of the amount along with interest on it. She has filed a copy of the MOU dated 13.10.2015 that was entered into with the respondent company.

Perused the records. The respondent has not filed any written reply. However, since Mr. Alok Kumar, Managing Director and 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, therefore, directs the respondent company and their Director to refund the principal amount of Rs. 19,00,000 /- 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 three years plus two percent 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)