

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/164/2021

Mayank Sharma.....Complainant

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 on along with batch of cases before the full bench on 09.09.2021

The case of the complainant is that he had booked flat no. 306, of area 1350 Sq ft. in Block A, of project Daffodils city for total consideration of Rs. 39,45,000 (Thirty Nine Lakh Forty Five Thousand) and he has paid Rs.5,80,000. He has submitted the details of payment by cheque and money receipts between October 2016 to December 2016. However due to delay in the project the complainant prays for refund of the amount paid along with interest on it.

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 as mentioned in the proceeding of 9.9.2021.

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. 5,80,000 /- 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 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 2-11-2021 and the same was duly removed upon knowledge.

Sd/-
R.B. Sinha
(Member)

Sd/-
Nupur Banerjee
(Member)

Sd/-
Naveen Verma
(Chairman)