

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.CC/502/2021

Manju Sinha..... Complainant

Vs.

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

Project: Daffodil City

ORDER

31/10/2021: This matter was last heard along with the batch of cases in the Full Bench on 09/09/2021.

The complainant's case is that she had booked an apartment in project Daffodil City Block, paid Rs. 4,95,000 and filed the money receipt dated 06/04/2017 for Rs 2,30,000, 26/06/2017 for Rs 70,000, 30/08/2017 for Rs 70,000 and Rs 1,25,000 on 05/10/2018 by Cheque no. 263329. Since the work has not started, she has requested for refund with 30% interest annually from booking date of the flat i.e. 06/04/2017.

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.

During the hearing on 09.09.2021 the complainant requested for refund with interest.

The Bench notes that the application of registration of Project “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 directs the respondent company and their Director to refund the principal amount of Rs.4,95,000/- along with interest calculated at the marginal cost of fund based lending rate (MCLR) of State Bank of India applicable for two years to the complainant within 60 days from the date of order.

Sd/-
R B Sinha
(Member)

Sd/-
Nupur Banerjee
(Member)

Sd/-
NaveenVerma
(Chairman)