

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**  
**Before the Single Bench of Mrs. Nupur Banerjee, Member**

**Case No: RERA/CC/91/2021**

**Hira Mani Devi**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: Daffodils City**

**31/03/2023**

**ORDER**

In this matter, the complainant has booked a flat bearing Flat No. 105 on 1<sup>st</sup> floor, Block-E in Daffodils City, Mahua Bagh having super built-up area of 880 sq.ft. on 28.04.2017. and she has paid Rs.3,16,426/- through demand draft dated 08.05.2017 and Rs.25,000/- cash, totalling Rs.3,41,426/-. It is stated that the flat was to be handed over by December, 2020 but the flat has not been handed over till date. There is no progress in the project. The complainant has contacted several times but there is no response from their side. Since there is no progress in the project, she has prayed for refund of the money with interest.

The complainant has placed on record the copy of the money receipts.

Perused the record. No reply has been filed by the respondent.

On the last date of hearing the complainant reiterated her prayer for refund with interest.

The Bench notes that despite several opportunities the respondent failed to appear before the Bench so, order is being passed on the basis of documents available on record.

In the light of the documents placed on record and submission made and considering that the respondent has taken the economic benefit of the consideration amount paid by the complainant in lieu of booking of the alleged flat, the Bench hereby directs the respondent company and its Directors to refund the principal amount of Rs.3,41,426/- to the complainant along with interest at the rate of marginal cost of fund-based lending rate (MCLR) of State Bank of India as applicable for three years plus 2% interest from the date of taking booking till the date of refund within sixty days of issue of this order.

With these directions and observations, the matter is disposed of.

**Sd/-**  
**Nupur Banerjee**  
**(Member)**