

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Bench of Mr. Naveen Verma, Chairman, &
Mrs. Nupur Banerjee, Member**

Case No. RERA/CC/98/2021

Dolly Singh Complainant

Vs.

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

Project: Patliputra Enclave

04.01.2022

ORDER

The matter was last heard before the double bench on 30.11.2021. Interim Order was passed in the matter on 23.11.2021.

The Bench took note that the complainant was present on the last date of hearing and had submitted that she booked a flat in the proposed project "Patliputra Enclave" of respondent company and deposited Rs. 5,30,000/- (Five Lakh Thirty Thousand Only) as an advance through cheque. Since then no development/ construction of project took place, complainant prayed for refund of booking amount along with interest. However, no one appeared on behalf of the respondent company on the last date of hearing.

Perused the records of the case. The complainant has placed on record copy of KYC dated 13.08.2019 & 11.07.2019, receipt dated 13.02.2019, 25.02.2019, 11.03.2019, 12.07.2019 & 13.09.2019. However, no reply has been filed by respondent company.

The Bench notes that the respondent company have themselves withdrawn their application for registration of Project "Patliputra Enclave" and the Authority has since rejected their application by its letter dated 23.06.2021.

The Bench observes that the promoter had made fresh bookings in 2019 without getting the project registered which is a

blatant violation of section 3 of the RERA Act. Registration Wing is directed to initiate proceedings under Section 59 of the act.

The Authority directs the respondent company and their Directors to refund the principal amount of Rs.5,30,000/- to the complainant along with interest at the rate of marginal cost of fund based lending rates (MCLR) of State Bank of India as applicable for two years from the date of taking the booking to the date of refund within sixty days of issue of this order.

With these directions, the matter stands disposed of.

Sd/-

Nupur Banerjee
(Member)

Sd/-

Naveen Verma
(Chairman)