

**REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**  
**Before the Double Bench of Mr. Naveen Verma, Chairman**  
**and Mrs. Nupur Banerjee, Member**

**Case No. RERA/CC/545/2021**

**Ganga Prakash Bharti..... Complainant**

**Vs.**

**Agrani Homes Real Marketing Pvt. Ltd. through its Authorised Signatory Directors**  
**Sri Alok Kumar and Shiv Kumar..... Respondent**

**Project: Daffodil City - Block D/Prakriti Vihar**

**Present:** For Complainant: In person  
For Respondent: Mr. Rana Ranvir Singh, Director

**ORDER**

**6-12-2021** This matter was last heard along with the batch cases before the double bench on 25.11.2021.

The case of the complainant is that the complainant booked a flat in the project Daffodils City of the respondent company and paid a sum of Rs.6,60,100/- (Six Lakhs Sixty Thousand One Hundred) as booking amount on different dates against which money receipts bearing nos. 1750, 877, 872 were issued by the respondent company. The complainant further submitted that he also booked a plot in Prakriti Vihar of the respondent and paid Rs.1,60,100/- (One Lakh Sixty Thousand One Hundred) as booking amount against which money receipts bearing nos. 878 and 873 have been issued to him. The complainant alleged that even after lapse of 5 years, the flat ad plots have not been handed over to him within the time agreed and therefore prays for refund of entire booking amount of Rs. 8,20,200/- (Eight Lakhs Twenty Thousand and Two Hundred).

The complainant has placed on record the money receipts bearing nos. 1750,872,873,877 and 878 along with the complaint.

Perused the records of the case. The respondent company has not filed any written reply. Mr. Alok Kumar, Managing Director and Rana Ranveer Singh, Director of the respondent company were both present in all the hearings 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" and "Prakriti Vihar" has been rejected by the Authority by its letter dated 27.8.2021 and 06.09.2021 respectively..The respondent company is at liberty to file a fresh application for registration under Sec 4(1) of the Act.

The Authority also notes that on the last date and also previously, Mr. Rana Ranvir Singh, one of the Directors of the respondent company had requested for time to refund the due amount and assured that the money would be refunded by next month i.e. December 2021. The respondent company was directed to submit the same on affidavit but no affidavit has been filed to this effect.

The Bench notes the respondent company has not complied with the directions even after repeated reminders and orders and therefore a penalty of Rs. 25,000/- is imposed upon the respondent company to be paid within a week of this order.

The Authority, therefore, directs the respondent company and their Directors to refund the principal amount of Rs. 8,20,200/- (Eight Lakhs Twenty Thousand and Two Hundred)and pay interest at the rate of marginal cost of fund based lending rates ( MCLR) of State Bank of India as applicable for three years from the date of taking the booking to the date of refund within sixty days of issue of this order.

Sd/-

**Nupur Banerjee**  
(Member)

Sd/-

**Naveen Verma**  
(Chairman)