

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/1339/2020

Sanjay Kumar.....Complainant

Vs

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

Project: Daffodil City

29/10/2021

03.11.2021

Interim Order

This matter was listed along with batch of cases before Full Bench on 21.10.2021.

The case of the complainant is that he booked flat no. 503 in Block "B" having area 1450 sq.ft in the project Agrani Daffodils city, of Agrani Homes Real Marketing on 28.8.2018 2015 with total consideration amount of 41,15,000 and has made payment of Rs. 4,00,000 vide cheque no. PNB-906845 dated 25/08/2018 for which money receipt no. 3309 dated 28/08/2018 was given to the complainant. The complainant has alleged that he respondent company had falsely submitted that the project is registered with the Authority but as till date the company has not started the project the complainant has prayed refund of money along with due interest.

Perused the records. The respondent has not filed any written reply.

It is apparent from the documents filed by the complainant that notwithstanding the fact that the project was not registered, the promoter went ahead with new bookings in 2018. This is a blatant violation of Section 3 of the Real Estate (Regulation and

Development) Act, 2016. Suo motu proceedings may be initiated against the respondent company under section 59 of the Real Estate (Regulation and Development) Act, 2016.

The Bench observed from the records that the complainant has submitted an application for change of his address. The records may be changed accordingly. Let a fresh notice be issued to the complainant at the new address.

If he does not appear on the next date this matter would be dismissed for default as the complainant has not appeared on the last two dates.

Put up on 25.11.2021.

Sd/-
R.B. Sinha
(Member)

Sd/-
Nupur Banerjee
(Member)

Sd/-
Naveen Verma
(Chairman)