

**REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR**

RERA/CC/120/2024

RERA/AO/26/2024

Bindu Devi----- Complainant

v.

M/s Agrani Homes Pvt. Ltd. -----Respondent

PROJECT:AGRANI MILKY

02/07/2026

ORDER

The complainant has filed this case for direction to pay interest@ 18% per annum on the paid amount from 2014 to November, 2023 as per Clause 8 of the Agreement, to pay Rs. 5,00,000/- as mental and physical harassment, to pay Rs. 6,00,000/- as compensation which complainant has to pay as rental accommodation, to pay Rs. 1,00,000/- as litigation expenses and any other costs as this Authority deems fit.

2. The complainant's case in brief is that the respondent i.e. Agrani Homes Private Limited is run by Shri Alok Kumar, Director of the company and it is registered under the Companies Act. The complainant booked a 2 BHK flat No. 103 in Block C on the first floor in the project of respondent with the name 'Agrani Milky' vide agreement of sale deed dated 02.05.2012 and it was agreed by the respondents that the construction will be completed by September, 2014. When the complainant did not get the flat within stipulated time period, he filed a complaint bearing RERA/CC/1153/2020 before the Authority and the Hon'ble Chairman was pleased to direct the respondent to pay the interest to

the complainant for delay at the rate of the MCLR of the SBI for 2 years plus 2%. The complainant got possession of the Flat in November 2023 much later than the time stipulated in the order passed by the Hon'ble Chairman.

3. No one appeared on behalf of the respondent, so this record proceeded ex-parte hearing.

4. Heard Shri Abhijeet Abhigyan, learned counsel for the complainant and perused the case record. After perusal of the record it appears that the RERA Authority has passed an order on 27.09.2022 in favour of the complainant of this case in RERA/CC/1153/2020 to hand over the concerned flat to the complainant and also directed the respondent to pay interest for delay at the rate of the MCLR of the SBI for 2 years plus 2%. Further Hon'ble Chairman of the Authority had given liberty to the complainant to pray for compensation before the Adjudicating Officer. Hence, the complainant has come to this Court for compensation as per direction of the Authority. After perusal of the said order it appears that the interest on the consideration money had already been granted, so there is no need to further come for order of interest. So far rent is concerned, the complainant has not filed any rent receipt for the same and also has not pleaded as to from when and up to which time he has been living in rental house. But so far compensation for physical and mental harassment and litigation cost is concerned, they appear to be just and proper and it should be given to the complainant.

5. Considering the aforesaid facts and circumstances of the case, the complainant is entitled to get compensation of mental agony and physical harassment of Rs. 2,00,000/- (Rs. Two lakh only) and is also entitled to get compensation for litigation cost of

Rs. 1,00,000/-(Rs. One lakh only). The respondent is directed to pay the aforesaid amounts within 60 days from the date of issue of this order.

6. With the aforesaid observations and directions this case is dispose of.

SD/-

(Vinod Kumar Tiwari)
Adjudicating Officer
RERA, Bihar