

**REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF SPECIAL PRESIDING OFFICER, RERA, BIHAR
RERA/CC/ 58/2025**

Prabha SinhaComplainant

Vs

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

Project: IOB (M TO Q)

09/02/2026

ORDER

Heard Mrs. Deepa Singh, daughter-in-law of the complainant. After several notices and adjournments, none has appeared on behalf of the respondent. Hence, this case is heard ex-parte.

2. The complainant sought for relief to direct the respondent to refund the payment made by him with interest.

3. The complainant's case in brief is that the husband of the complainant, late Jitendra Kumar Sinha paid Rs. 15,00,003/- (Rupees Fifteen Lakh three) only to Agrani Homes Pvt. Ltd. as advance for booking of proposed Flat in the multistoried building named " IOB", at Sarari, Near Danapur Railway Station, Post-Khagaul, District Patna- Bihar having area of 1300 Sq. Feet (Approx) in Block -M of the said building and one reserved free car parking space in the ground floor/ basement of said building, which the respondent failed to fulfill. Advance payments has been done in Jan-Feb 2013 but no progress in this regard has been done till date. Again vide letter dated 19.01.2021 they informed that Patna Municipal Area Authority has cleared and okayed their 5 projects namely (1) K-Block, (2) L-Block, (3) PG-1, (4) PG-2 & (5) C-2 Blocks of IOB Nagar, Sarari and they will adjust these five blocks but same also not happened till date. Hence, request was made to look into the matter and arrange for Refund of payments along with interest made to Agrani Homes Pvt. Ltd.

4. The respondent has never appeared nor filed any reply, hence the record proceeded ex-parte. Now, this case is disposed of on the basis of the material available on record.

5. The complainant has filed Xerox copy of cheques of payment and death certificate of late Jitendra kumar Sinha.

6. Considering the facts and circumstances of the case, the prayer for refund is allowed. The respondent is directed to pay the said amount of Rs. 15,00,003/- plus interest calculated at the rate of marginal cost of fund based lending rates (MCLR) of the State Bank of India as applicable for three years plus 2% per month. The respondent is directed to pay the aforesaid amounts within 60 days from the date of issue of this order.

7. With the aforesaid observation and direction, this case is disposed of.

Sd/-

(Vinod Kumar Tiwari)
Adjudicating Officer
RERA, Bihar