

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

RERA/CC/175/2024
RERA/AO/54/2024

Priti Kumari **....Complainant**

Vs
M/s Agrani Homes Pvt. Ltd. **.....Respondent**

Project: POWER GRID NAGAR

Present: For the Complainant: Ms. Snigdha, Advocate
For the Respondent: None

08.04.2026

ORDER

Heard Ms. Snigdha, learned counsel appearing on behalf of the complainant. None has appeared on behalf of the respondent.

2. The complainant has filed this case to direct the respondent/promoter to pay compensation for not executing absolute Sale deed and not providing possession of the Flat concerned in the project in question and also compensation of Rs.5,00,000/- (Five Lakh only) for mental agony and harassment caused to her and also Rs.1,00,000/- (One Lakh only) towards litigation cost with interest at the rate of 18% per annum on the aforesaid amount.

3. The facts of the case, in short, are that the complainant had booked a Flat bearing no.505 on the 5th Floor in Block- PG-II with an area admeasuring 1626 Sq. Ft. along with an exclusive car parking space in a Real Estate Project, namely, 'POWER GRID NAGAR' situated at Mauza-Sarai, P.S- Danapur, P.S. No.44, being developed by the respondent/promoter for a total consideration amount of Rs.9,30,270/- (Rupees Nine Lakh Thirty Thousand Two Hundred Seventy only). The complainant had paid a sum of Rs.9,30,270/- and thereafter an Agreement for Sale was executed in favour of complainant by the respondent. The Respondent/Promoter promised to hand over the possession of the aforesaid booked flat within three years excluding the grace period of six months. The

complainant had approached the respondent/promoter and asked him to hand over the possession of the said flat, but she could not get satisfactory reply from the respondent and therefore the complainant filed a complaint case before the Authority, bearing RERA/CC/427/2024, seeking possession of the booked flat. The said complaint case was heard and disposed of by the Special Presiding Officer directing the respondent to refund the principal amount of Rs.9,30,270/- to the complainant along with interest at the rate of 2% above marginal cost of lending rate of the State Bank of India since the date of payment of the principal amount till the date of refund within sixty days of issuance of the order. The respondent/promoter has failed to hand over the possession of Flat and as such, the complainant has filed this case for compensation.

4. The respondent never appeared despite several opportunities given by this court and as such, this record proceeded *ex parte*.

5. Having heard learned counsel for the complainant and considering the facts and circumstances of this case, the complainant is now entitled to get compensation only. The respondent/promoter is thus directed to pay compensation of Rs.2,00,000/- (Two Lakh only) towards mental agony and physical harassment along with a litigation cost of Rs.50,000/- (Fifty Thousand only) to the complainant, which will be paid by the respondent/promoter within 60 (sixty) days from the date of issue of this order.

6. With the above observations/directions, the case is disposed of.

Sd/-

(Vinod Kumar Tiwari)
Adjudicating Officer,
RERA, Bihar