

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Double Bench of Mr. Naveen Verma, Chairman & Mrs. Nupur  
Banerjee, Member.**

**Case No. RERA/CC/1586/2020**

**Santosh Kumar**

**.....Complainant**

**Vs**

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

**.....Respondent**

**Project: IOB Nagar, J Block**

**INTERIM ORDER**

30.8.2022: This matter was last heard with other batch cases of IOB Nagar J Block on 27.1.2022. The matter was fixed for order on 03.03.2022 but the Authority was pre-occupied in other matters and subsequently the record was inadvertently misplaced in the office and the order could not be pronounced.

This matter has been filed before the Adjudicating Officer who had recommended that this matter may be heard by the Authority. The relief sought in Form N is for compensation in the form of monthly rent but in the online petition the complainant has sought possession of the flat. Perused the records. The application was in Form-N and the relief sought was for refund of deposited amount with interest. However, in the detailed petition, directions have been sought for possession, interest for delayed period and compensation.

The Authority observes that it has been settled by the Hon'ble Supreme Court of India that the matter pertaining to delay in possession would be disposed by the Authority. The complainant is directed to file a fresh application under

Form-M if she seeks possession of flat and interest for delayed period. This matter would be heard by the AO in so far as the claim for compensation is concerned.

This matter may be put up along with other matters of J- Block before the single bench of Chairman, RERA.

Copy of this order be sent to both the parties.

Put up for hearing on 19.9.2022.

Sd/-

**Nupur Banerjee**  
Member

Sd/-

**Naveen Verma**  
Chairman