

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
**Before the Full Bench of Mr. Naveen Verma, Chairman,**  
**Mrs. Nupur Banerjee & Mr. S.D. Jha, Members,**  
**RERA, Bihar.**

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RERA/CC/1857/2020 RERA/AO/658/2020  
Mrs. Saroja Rani .....Complainant  
Vs.  
M/s Agrani Homes Pvt. Ltd. ....Respondent

**ROJECT: IOB Nagar, Main Phase Block- H**

For Complainant: In person

For Respondent: None

**ORDER**

20.12.2022                      Hearing taken up. Mrs. Saroja Rani appears in person. Respondent is absent. The respondent – promoter was absent on the last date i.e 1.12.2022 also. The record further shows that the respondent did not appear even before the Adjudicating Officer.

The complainant submits that she had entered into an agreement with the respondent for purchase of a flat located at Sarari, P.S. Danapur, District – Patna, to be handed over within a time frame and she had paid Rs.5,22,409/-, but the respondent failed to hand over the possession of the flat on time. Therefore, she prayed for refund of her principal amount along with interest and compensation. She also submits that she had cancelled the booking in the year 2017, after which the respondent returned Rs.2,00,000/- in four instalments over three years and now Rs.3,22,409/- remains to be refunded.

The Authority recalls its orders that in a number of batch cases the remaining works in IOB Ngar Block H have been assigned to the Association of Allottees, who have now assumed the role of the promoter, and against those orders the respondent has

filed Appeal before the Bihar Real Estate Appellate Tribunal.

The Authority observes that since the respondent has already refunded Rs.2,00,000/- to the complainant against the deposited amount of the allottees, the respondent is directed to refund the remaining amount of Rs.3,22,409/- along with interest @ Marginal Cost of Fund Based Lending Rates (MCLR) of the State Bank of India as applicable for three years plus 6% from the date of booking of the flat till the date of refund within two months from the date of this order.

The complainant is at liberty to press other claims, if any, which are in the nature of compensation before the Adjudicating Officer.

With these observation and direction this case is disposed of.

**Sd/-**  
**S.D.Jha**  
**Member**

**Sd/-**  
**Nupur Banerjee**  
**Member**

**Sd/-**  
**Naveen Verma**  
**Chairman**