

REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF SPECIAL PRESIDING OFFICER, RERA, BIHAR
RERA/CC/355/2021

Reena Gupta

..... Complainant

Vs

M/s DDL Infratech Pvt. Ltd.

.....Respondent

Project: AGRANI WOODS

Present: For the Complainant: None
For the Respondent: Mr. Rabindra Kumar, Advocate

25.05.2026

ORDER

Heard Mr. Rabindra Kumar, learned counsel appearing on behalf of the respondent. None appears on behalf of the complainant.

2. The complainant has filed this case for directions to the respondent to provide physical possession of the land in question, to provide all the amenities as committed under the terms of the Absolute Sale Deeds, to compensate the interest at the rate of 10% on total value of the land as delay was caused in delivery of physical possession and also to pay Rs.25,000/- as compensation for the inconvenience, harassment and mental torture as well as to pay a litigation cost of Rs.25,000/- to her.

3. The complainant's case, in brief, is that the respondent has executed Absolute Sale Deed on 29.01.2015 in favour of the complainant for consideration of Rs.7,00,000/- each i.e., Rs.14,00,000/- and the complainant deposited total consideration amount. The respondents assured to provide well planned society with the facilities of good drainage system and electricity etc., but till date

no satisfactory response has been made by the respondent. The respondent is not working as per the deed and has misguided the complainant and even after a lapse of four years, the respondent has not given physical possession of the plot in question to the complainant. Despite her request, the respondent has not constructed any boundary wall over the plot and due to which she is suffering financial, physical as well mental loss.

4. Complainant is absent. However, learned counsel for the respondent is present. It is one of the oldest cases pending in RERA and as such, this case is to be decided on the basis of material available on record.

5. Learned counsel for the respondent stated that the respondent is ready to give possession of the land in question and for this purpose, he has prepared a rectification deed, a copy of which has also been filed today in court, but he has not filed any reply of this complaint petition.

6. After perusal of the record and hearing learned counsel for the respondent, it appears that the respondent has not given the concerned plot to the complainant till date, but he is ready to give the same to the complainant. So, in the interest of justice, the respondent is directed to give physical possession of the concerned plot with all the amenities as committed under the terms of the Absolute Sale Deed within sixty days.

7. So far other reliefs with respect to compensation are concerned, the complainant is at liberty to file case for compensation before the Adjudicating Officer, RERA.

8. With the above observations and directions, the case stands disposed of.

Sd/-

(Vinod Kumar Tiwari)
Special Presiding Officer
RERA, Bihar