



REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR

**Before the Single Bench of Hon'ble Chairman Mr. Vivek Kumar Singh, RERA,
Bihar.**

Case Nos. RERA/CC/217/2024

Manish Kumar Gupta

...Complainant

Vs.

M/s Agrani Ifra Developers Pvt. Ltd.

...Respondent

Project: - N/A

For the Complainant: - Mr. Pulkit Thakur (Adv.)

For the Respondent: - None

ORDER

11.12.2024

The case of the complainant is that he had purchased a residential Plot No. PD- 16, in Agrani Woods situated at Mauza- Akhtiyarpur, Revenue Thana No- 20, Sub Registry office Bikram, sadar Registry office, Patna in year 2012 for which he had paid consideration amount of Rs 5,00,000 to the respondent. He stated that after the registration of the sale deed the respondent has not specified the plot of the complainant in the project namely Agrani woods, therefore, I was unable to recognized my plot in the said project, thereafter the complainant filed the complaint for possession of the said residential plot before the Authority.

The complainant has placed on record the copy of the Sale deed dated 21.03.2012 and legal notice dated 16.12.2023.

The matter was heard and thereafter referred by the Conciliation Forum Bench vide proceeding dated 12.11.2024, the operative portion of which read as follows: -

“Learned counsel for the complainant submits that the complaint case was wrongly filed as for same fact and grievances another complaint case was filed by the complainant earlier too. Hence, the present case may be permitted to be withdrawn. He also files a withdrawal petition for withdrawal of the present case i.e., RERA/CC/217/2024.”

Considering the submissions and going through the records, it appears that the aforesaid case RERA/CC/91/2024 has already been filed by the complainant for same relief and on account of that the present case has become infructuous and it is pointless to continue with this case.

Perused the record. The Authority observes that the complainant has filed the present case by mistake, as a complaint case with the same facts and grievance (i.e., RERA/CC/91/2024) has already been filed. Therefore, the Authority dismisses the complaint case (Case No. RERA/CC/217/2024) as withdrawn, as two complaint cases for the same cause of action cannot be heard simultaneously.

The matter is accordingly disposed of.

Sd/-
Vivek Kumar Singh
(Chairman)