REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mr. Ved Prakash,
Special Presiding Officer

RERA/CC/399/2024

Uma Sinha ....Complainant(s)

Vs.

M/s Agrani Infra Developer Pvt. Ltd. .....Respondent(s)

PROJECT : Agrani Woods

For the complainant : Mr. Lokesh (Adv.)
For the respondent : Mr. Rabindra Kumar (Adv.)

24.12.2025 **O R D E R**

Learned counsel on behalf of both the parties are present.

2. The case of the complainant, in nutshell, is that the Deed of absolute sale dated 17.10.2014 was executed between the respondent company through its Director and Smt. Uma Sinha, the complainant with respect to a piece of land having an area 2722 sq. ft. (6.25 Decimal) situated at Mauza – Pakrandha, P.S. Rani Talab Kanpa, company plot no. 7, Revenue Thana no. 21, Sub-Registry office – Bikram, Sadar Registry Office, Patna for a consideration of Rs. 7,00,000/- as full and final payment. It is further asserted by the complainant that she paid a total of Rs. 10,00,000/- till 05.10.2014 on different dates by way of cheques of State Bank of India.

3. The complainant has been approaching the respondent company and its Director from time to time to hand over the possession of land, but the respondent, for one and other reasons, is denying the handing over of possession of land and in process, a considerable time of 11 years has been consumed.

4. Heard learned counsel for both sides and perused the record.

5. On perusal of the record, it appears that the case was pending before the conciliation forum. Learned counsel for complainant has filed on record a joint compromise petition-cum-undertaking dated 08.11.2025 duly signed by the complainant and learned counsel for respondent as per which the respondent paid the total agreed amount of Rs. 20,50,000/- to the complainant who accepted it and confirmed that she had received the total

amount which was to be paid to her. The complainant has further submitted that she has no grievances against the respondent and there is no dispute existing between them. The Conciliation Forum, therefore, referred the present case as a settled matter to the Authority for passing a final order.

6. In the light of submissions made above and on the basis of a joint compromise petition-cum-undertaking dated 08.11.2025 duly signed by the complainant and learned counsel for respondent, this Bench/Authority finds that the matter is fully settled at the conciliation stage of the case and nothing remains to be adjudicated upon in the matter. Hence, the present case is disposed of and the compromise petition-cum-undertaking dated 08.11.2025 shall form part of the order.

Sd/-

(Ved Prakash)

Special Presiding Officer