

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

RERA/CC/458/2023

Bhawna Gupta

....Complainant

Vs.

M/s Agrani Infra Developer Pvt. Ltd.

....Respondent

PROJECT- Plot

For the complainant:

Mr.Chandan Kumar, Advocate

For the respondent :

Mr.Rabindra Kumar, Advocate

15.05.2026

O R D E R

Hearing is taken up. Learned counsels on behalf of both the parties are present.

2. Learned counsel for complainant submits that a absolute sale deed bearing No.21840 dated 30.07.2012 was executed between the complainant and respondent company through its Director Sri Shiv Kumar on a total consideration of Rs. 11,00,000/-for purchase of a residential plot bearing no. 21, admeasuring 2400 sq. ft (5.51 Decimals) in Block -D, situated at Mauza -Dayalpur Daulat, P.S.- Bihta, Patna. He further submits that the respondent company had promised to deliver the residential plot in the year 2013 to the complainant with all amenities like roads, lights, fencing and water supply etc. Learned counsel further submits that the complainant has prayed for handing over the physical possession of said residential plot to him or alternatively, to provide a residential plot in some other project, but despite waiting for 9 years, neither respondent company made delivery of possession of residential plot nor completed the basic amenities as per terms and conditions of agreement. Further the complainant has sent legal notice to the respondent on 19.05.2023 to the respondent, but they did not respond. Hence the complaint case.

3. On the other hand learned counsel on behalf of respondent without filing reply to the complaint case submits that the respondent is ready to deliver alternate land/plot and Deed of Exchange will be executed in favour of the complainant.

4. Considering the submissions made on behalf of the parties as well as on going through the record, the Bench/Authority observes that the respondent has to deliver and execute the deed of rectification with respect to the land as described above or execute exchange deed with respect to alternate land without further delay.

5. In the backdrop of the facts and circumstances of the case, the Bench/Authority directs the respondent company through its Director, Shri Shiv Kumar to hand over physical possession of residential plot measuring 2400 sq. ft in Block in Block-D of the project situated at Mauza- Dayalpur Daulat, P.S.- Bihta, District – Patna and execute rectification deed in favour of the executant and in the event of non-availability of the same, the respondent company is further directed to provide a residential plot in some other project with same area and within the same vicinity to the complainant and execute deed of exchange in favour of the executant . The whole exercise must be completed within a period of sixty days from the date of passing of the order.

With these observations/directions, this complaint case is disposed of.

Sd/-
(Ved Prakash)
Special Presiding Officer