

REAL ESTATE REGULATORY AUTHORITY, BIHAR,

Before the Bench of Mr. Ved Prakash,

Special Presiding Officer, RERA,

RERA/CC/646/2021

Sanjay Kumar Complainant

Vs.

M/s D.D.L.Infratech Pvt. Ltd. Respondent

PROJECT: AGRANI FIRST CITY

For the Complainant: Mr. Bipin Bihari, Advocate

For the Respondent: Mr. Rabindra Kumar, Advocate

28.01.2026

ORDER

Learned counsel Mr. Bipin Bihari on behalf of the complainant and learned counsel Mr. Rabindra Kumar on behalf of the respondent are present.

2.Learned counsel for the complainant submits that in the year, 2016 the respondent made approach to the complainant to purchase a piece of residential plot no. PD-6, measuring an area of 13610 sq. ft., in the project “Agrani First City” located at Mauza – Babhanlai, P.S. Bihta, Anchal – Bihta, District – Patna, on consideration amount of Rs.28,00,000/-, upon which the complainant had agreed and made payment of total consideration amount of Rs.28,00,000/- including development charges to the respondent. After receiving final consideration money including development charges, the respondent executed a registered sale deed in favour of the complainant on 10.08.2016, photo copy of which is kept on the record as Annexure -1. Thereafter, the complainant applied for mutation and mutation was done in favour of the complainant on 23.06.2018. He further submits that after execution of the sale deed and mutation, the complainant made requests to the respondent to deliver possession of the plot/land and handover possession letter, but the respondent did not pay heed to his requests, rather he started misbehaving with him. Hence, the complainant moved the Authority by filing the present complaint for a direction to the respondent to deliver possession of the plot and handover possession letter to the complainant.

3. Learned counsel for the respondent submits that the respondent – promoter is willing to arrange and deliver possession of alternate ten katha land along with approach road and execute the fresh rectification deed in favour of the complainant.

4. Heard learned counsel for the parties and perused the record including the Sale Deed executed in favour of the complainant. The Bench observes that the respondent after receiving the total consideration money including development charge executed a sale deed in favour of the complainant, but did not deliver possession of the plot, which resulted in filing of the instant complaint case. However, the respondent is ready to provide alternate ten katha land along with approach road and execute the fresh rectification deed in favour of the complainant.

5. In view of the aforesaid fact and the observation made above, the Bench/Authority directs the respondent - company and its Managing Director Mr. Shiv Kumar to deliver possession of the plot/land with approach road, against which sale deed dated 10.08.2016 has already been executed in favour of the complainant 'or' deliver possession of ten katha alternate land/plot with approach road and execute fresh rectification deed in favour of the complainant, which cost would be borne by the respondent, within sixty days of this order.

With the aforesaid observations and direction, this case is disposed of.

Sd/-

(Ved Prakash)

Special Presiding Officer, RERA, Bihar.