

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

RERA/CC/89/2024

Shri Dilip Kumar

....Complainant(s)

Vs

M/s Jagat Homes & Resorts Pvt. Ltd.
PROJECT- J.B. Mall

....Respondent

For the complainant:

Mr. Kishore Kunal (Adv.)

For the respondent :

Mr. Akash Deep (Adv.)

29.07.2026

O R D E R

Learned counsel on behalf of both the parties are present.

2. Learned counsel for complainant submits that the complainant-cum-landowner entered into a development agreement with the respondent promoter vide Deed no. 9234 dated 12.10.2015 for construction and development of commercial mall / commercial cum residential multi-storied building on land measuring an area of 10 Katha located at Mauza – Saguna More, P.S. – Danapur, Paragana – Phulwari, District – Patna, Thana no. 23, Tauji no. 5233, Khata no. 32, Survey Khesra no. 483. On 15.10.2016, the respondent promoter also obtained approval of map of the project, J.B. Mal from the competent authority. It was also mentioned in clause 12 of the development agreement that the respondent was obliged to handover the possession of his share i.e. 50% within the stipulated period of time. However, the complainant was aggrieved that the respondent has not developed the land falling in the share of the complainant.

3, During the pendency of this complaint case, a joint compromise petition dated 29.07.2026 has been filed by both the parties. It is mentioned in the compromise petition that during the course of pendency of the case, both the parties have amicably settled all their disputes and differences out of their own free will, without any force, fraud, coercion or undue influence. It is also mentioned in the petition that pursuant to the settlement, the respondent has complied with the terms agreed between the parties,

including execution of the share division agreement. Both parties have jointly prayed that the stay order, if any, operating against the project, including the order dated 22.08.2025 may be vacated and both parties undertake to abide by the terms and conditions of the compromise petition.

4. Considering the facts and circumstances of the case as well as keeping in view the joint compromise petition dated 29.07.2026, it appears that the complainant is fully satisfied with the mutual settlement and does not wish to pursue the present case any further. Both parties agree that no dispute survives for adjudication before the Authority.

5. The Bench finds that in view of the joint compromise petition dated 29.07.2026, nothing remains to be adjudicated upon in the instant case and the complainant is fully satisfied by the terms of settlement of the dispute. In the result, the stay order dated 22.08.2025 passed by this Bench/Authority with respect to transfer, sale, alienate and create a third party interest in project is hereby vacated and the instant complaint case is disposed of in terms of jointly filed compromise petition dated 29.07.2026, which shall form part of this order.

Sd/-
(Ved Prakash)
Special Presiding Officer