

**REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF SPECIAL PRESIDING OFFICER, RERA, BIHAR**

RERA/CC/382/2022

SANJEEV SHARAN ROY ----- Complainant

VS

M/S DDL INFRATECH PVT.LTD. ----- Respondent

PROJECT-AGRANI WOODS

08/06/2026

ORDER

Shri Rabindra Kumar, learned counsel for the respondent is present, but none appeared on behalf of the complainant. So in the interest of justice, this case is being heard and decided on the basis of the material available on record.

2. The complainant has filed this case to direct the respondent concerned to provide physical possession of land in question with all the amenities as committed under the terms of Sale Deed and also to pay the interest @ 10% on total value of the land as delay caused in delivery of the physical possession over the plot, to direct the respondent concerned to pay amount of Rs. 25,000/- as penalty for delay, harassment, mental torture, direct to pay Rs. 25,000/- as litigation cost and also any other relief/s as may deem fit and proper.

3. The complainant's case in brief is that the respondent executed an Absolute Sale Deed dated 28.04.2017 in favour of the complainant for land measuring area of 2722 sq.ft. (6.25 Decimal) for consideration money of Rs. 7,00,000/- (Rs. Seven Lakh only) and complainant had deposited the same which is evident from the sale deed dated 28.04.2017 and then the respondent has executed the absolute sale deed dated 28.04.2017. Thereafter, the respondent has assured to provide well

planned society with the facilities of good drainage system, Electricity etc. but till date, the respondent has not made any satisfactory response even after giving several reminders for redressal of his grievances. Even after lapse of 5 years the respondent has not yet given the physical possession of the plot in question.

4. The learned counsel for the respondent appeared and orally stated that he is ready to give another land to execute rectification deed in favour of the complainant as per direction given by the Authority in previous orders. The learned counsel for the complainant stated that the land, which has been proposed to be given by rectification deed, has not been mutated in favour of the respondent and as such it cannot be done. The learned counsel for the respondent has filed a rectification paper as well as possession letter and argued that the same type of case was disposed of on 25.05.2026 in RERA/CC/355/2021 and accordingly, in this case also, the same order may be passed. Whereas, as per the complainant an order was passed on 11.10.2022 by the Authority in RERA/CC/ 572/2019 which order may also be considered.

5. After considering both the orders, aforesaid, it appears that the order dated 11.10.2022 was passed on the fact brought on that record, whereas the order of 25.05.2026 is based on the facts on that date. There are no any basic differences in both the orders.

6. So considering the aforesaid facts and circumstances, the respondent is directed to give physical possession of the concerned plot with all the amenities as committed in the absolute sale deed within sixty days. So far other relief/s with respect to compensation are concerned, the complainant is at liberty to file a case for compensation before the Adjudicating Officer, RERA.

7. With the aforesaid observation and direction, the present case is disposed of.

Sd/-

(Vinod Kumar Tiwari)
Special Presiding Officer
RERA, Bihar