

REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF SPECIAL PRESIDING OFFICER, RERA, BIHAR
 RERACC/278/2022

Bimal Gopalachari----- Complainants

Vs

M/s DDL Infratech Pvt. Ltd. -----Respondent

PROJECT – **Agrani Woods**

27/05/2026

ORDER

The complainant has filed this case to direct the respondent to provide physical possession of the land in question with all amenities and also to pay the interest @ 10% on total value of the land as delay caused in delivery of physical possession and also to pay Rs. 25,000/- as penalty for delay, harassment and mental torture along with litigation cost of Rs. 25,000/-.

2. The complainant's case in brief is that the respondent has executed an absolute sale deed dated 09.08.2016 in favour of the complainant against plot in question after receiving the entire consideration amount of Rs. 7,00,000/- (Rs. Seven Lakhs only). The respondent has neither completed the development work nor given physical possession over the plot even on several requests and approaches. The complainant found that the respondent concerned is not working as per Agreement for Sale and Absolute sale deed and several reminders for negligence by the respondent was made but it goes in vein. Due to laches on the part of the respondent, the complainant has suffered financial and mental loss.

3. No reply has been filed on behalf of the respondent but orally he stated that he is ready to rectify and deliver the possession of the allotted land.

4. The learned counsel for the complainant stated that a similar type of case was filed by one of the purchasers in which the Authority has passed order on dated 05.12.2022 in Complaint Case bearing RERA/CC/626/2019 and as such same type of order may be passed in this case also.

5. Heard Shri Uday Bhan Singh, learned counsel for the complainant and Shri Rabindra Kumar, learned counsel for the respondent. Perused the case record and order of Authority dated 05.12.2022 and as such the respondent is directed to complete the work at the project site as per agreement as soon as possible. So far the compensation is concerned, the complainant is at liberty to press the same before the learned Adjudicating Officer, as per provisions of the case.

6. With the aforesaid observation/ direction, the present complaint case stands disposed of.

Sd/-

(Vinod Kumar Tiwari)
Special Presiding Officer
RERA, Bihar