

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

RERA/CC/610/2019

Mr. Swami Nath Prasad

....Complainant(s)

Vs

M/s DDL Infratech Pvt. Ltd.

....Respondent

PROJECT- Agrani Woods, Village - Pakrandha

For the complainant:

Mr. U.B. Singh with Ms. Kumari Shreya
(Adv.)

For the respondent :

Mr. Rabindra Kumar (Adv.)

07.05.2025

ORDER

Learned counsels on behalf of both the parties are present.

2. Heard the parties and perused the record.

3. Learned counsel for complainant submits that the respondent promoter has executed an absolute sale deed bearing no. 9712 dated 03.11.2015 in favour of the complainant with respect to the land measuring 1361 sq. ft. vide company's Plot no. 80 situated at Mauza – Pakrandha, District – Patna in the project, Agrani Woods, on consideration of Rs. 3,50,000/-, but in spite of repeated requests, the respondent could not deliver the said land to the complainant and now with a mutual settlement, the respondent has delivered an alternate land to the complainant and has also executed the registered rectification deed in favour of the complainant. Thereafter, the complainant has applied for mutation before the C.O, which is pending. He further submits that now the complainant has no grievance against the respondent. Hence the case may be disposed of, but the respondent has to cooperate with the complainant during the mutation proceedings, so that the said alternate land may be mutated in the name of complainant.

4. Learned counsel for respondent confirms the submission of learned counsel for complainant and he submits that the previous allotted land company's Plot no. 80 was not executable and deliverable, so the respondent

with mutual consent of both the parties has delivered an alternate land to the complainant and will cooperate with the complainant at each and every step. Now, since the grievances of the complainant have been redressed, so the case may be disposed of.

5. Considering the submissions of learned counsels for the parties and on going through the record, it appears that the respondent promoter has delivered an alternate land in place of previously allotted land situated at company's Plot no. 80, as discussed above, and now the grievances of the complainant have been redressed, so there is no need to continue with the proceedings of this case. However, the respondent is directed to cooperate with the complainant during the proceedings of mutation pending before the Circle Officer, so that the said alternate land may be mutated in the name of the complainant.

In the light of above observations and direction, the matter is disposed of.

Sd/-
(Ved Prakash)
Special Presiding Officer