

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of

Hon'ble Member Mr. S.D. Jha, RERA, Bihar,

RERA/CC/199/2023

Rohit Kumar Agrawal Complainant

Vs.

M/s DDL Infratech Pvt. Ltd.Respondent

For the complainant: Mr. Mahendra Kumar, Advocate

For the Respondent: Mr. Rabindra Kumar, Advocate,

Project:- AGRANI WOODS

ORDER

02.07.2024 This case has come on transfer from the Conciliation Forum, RERA.

Hearing taken up. Mr. Mahendra Kumar, Advocate, appears for the complainant. Mr. Rabindra Kumar, Advocate, appears for the respondent without Vakalatnama. He assures to file the Vakalatnama today itself and that has been filed after the proceeding was over.

Learned counsel for the complainant submits that the complainant had booked a plot bearing no. D-30 - part of 6,805 sq. ft. in the project "Agrani Woods" situated at Akhtiyarpur, P.S. Bikram, District – Patna, and after payment of consideration money of Rs.2,25,000/- the respondent – promoter executed the Conveyance Deed on 23.03.2012 and thereafter the complainant got his name mutated against the plot in the Circle Office, Bihta, but till date the respondent - promoter has not handed over physical possession of the plot. Hence, the present complaint has been filed for delivery of physical possession of the plot.

Learned counsel for the respondent submits that the respondent could not handover physical possession of the plot in question in spite of execution of Conveyance Deed due to non-transfer of that plot by the concerned farmer. However, the respondent – promoter is willing to either refund his money or to handover possession of another plot of the same dimension

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within six months. The complainant's counsel does not want refund but he agrees for taking possession within six months.

Taking into consideration the aforesaid fact, the Authority directs the respondent – company and its Director Mr. Shiv Kumar to hand over physical possession of another plot of the same dimension after completing all legal formalities and execute fresh Conveyance Deed in favour of the complainant within six months from the date of issue of this order.

With the aforesaid directions, this case is disposed of.

**Sd/-
S.D. Jha,
Member**