

REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF ADJUDICATING OFFICER, RERA, BIHAR
RERA/CC/AO/64/2025

Narendra Jha **Complainant**
Vs
DDL Infratech Private Limited **Respondent**

Project: OTHERS

Appearance

For the Complainant: Mr. Uday Bhan Singh, Advocate
For the Respondent: Mr. Rabindra Kumar, Advocate

28.07.2026

ORDER

Mr. Uday Bhan Singh, learned counsel appearing on behalf of the complainant and Mr. Rabindra Kumar, learned counsel appearing on behalf of the respondent.

2. The complainant has filed this case for seeking compensation of Rs.15,00,000/- (Fifteen Lakh) for mental, physical and economic harassment and devaluation of investment due to delay, injustice and non-enforcement of RERA orders.

3. The complainant's case, in brief, is that the complainant has been compelled to fight this case with the respondent since 2021 suffering immense mental stress, physical strain and economic hardship. Despite his continuous efforts, there has been prolonged delay, incomplete relief, and non-enforcement of orders. This caused not only harassment but also led to devaluation of his investment, as the money blocked has lost significant value over the years due to inflation and lack of timely possession/refund.

4. Respondent appeared and filed objection petition stating, *inter alia*, therein that the present complaint is misconceived, not maintainable and filed with *mala fide* intention. The respondent executed a sale deed in the name of the complainant and his wife for an area of 2400 sq.ft. in Mauza-Dayalpur Daulat, P.S.-Bihta, District-Patna which is far away from Patna i.e., more than 40 Kms. away, which is beyond the jurisdiction of Patna Municipality area. The said sale deed was executed on 21.04.2014 and at that time RERA Act was not in existence. The complainant having seen and verified regarding plot and found that some *raiya*s have not executed sale deed, so plotting could not be done in sequence, however, the respondent was ready to hand over alternative plot. The respondent has refunded the amount with interest vide order dated 02.05.2023 of the Authority.

5. Heard both sides. Perused the case records. After perusal of the record it appears that the complainant had already filed a case in the RERA and the RERA Authority vide order dated 02.05.2023 in RERA/CC/112/2021 directed the respondent-Company and its Director to refund rest of the amount of R.11.90 Lakh to the complainant along with interest at the rate of marginal cost of fund-based lending rate (MCLR) of the State Bank of India applicable for three years plus 2% interest from the date of booking till the date of refund within sixty days of issue of the said order. Further, the complainant was given liberty to claim compensation before the A.O. as per the provisions of the Act. After perusal of the aforesaid order dated 02.05.2023 it also appears that all the facts of the case have

been dealt with and refund of the money along with interest has been directed to be paid and for the same execution case was also filed.

6. This Bench has no concern with those orders; rather the Adjudicating Officer has to decide compensation matter only. There is no doubt that the act of the respondent has created mental and physical harassment as well as the complainant has spent a considerable amount towards litigation cost also, due to callous attitude of the respondent.

7. Hence, this Bench is constrained to pass order for payment of Rs.3,00,000/- (Three Lakh only) towards mental and physical harassment which is directed to be paid by the respondent to the complainant within sixty days.

8. With the aforesaid observations and directions, this case stands disposed of.

Sd/-

(Vinod Kumar Tiwari)
Adjudicating Officer
RERA, Bihar