

# **REAL ESTATE REGULATORY AUTHORITY (RERA), BIHAR**

**Before the Bench of Mr. Naveen Verma, Chairman, Mr. R.B. Sinha, Member and Mrs. Nupur Banerjee, Member**

**Complainants cases Nos-**RERA/CC/468/2019, 469/2019, 470/2019, 471/2019, 472/2019, 473/2019, 474/2019, 475/2019, 476/2019, 489/2019, 490/2019, 491/2019, 492/2019, 493/2019, 494/2019, 495/2019, 497/2019, 498/2019, 499/2019, 506/2019, 507/2019, 508/2019, 509/2019, 510/2019, 511/2019, 512/2019, 513/2019, 514/2019, 515/2019, 516/2019, 551/2019, 552/2019, 553/2019, 554/2019, 555/2019, 556/2019, 557/2019, 558/2019, 564/2019, 565/2019, 566/2019, 567/2019, 570/2019, 571/2019, 572/2019, 601/2019, 602/2019, 603/2019, 604/2019, 609/2019, 610/2019, 624/2019, 1609/2020, 1610/2020, 1612/2020, 1161/2020, 1623/2020, 1677/2020, 1679/2020, 1680/2020, 1681/2020, 1709/2020, 1772/2020, 1890/2020, 1080/2020, 1773/2020, 1783/2020, 1877/2020, 1858/2020, 1876/2020, 1811/2020, 1792/2020, 1784/2020, 977/2020, 935/2020, 952/2020, 1845/2020, 1689/2020, 992/2020, 78/2021, 110/2021, 111/2021, 178/2021, 179/2021, 291/2021, 355/2021, 362/2021, 1657/2020, 1658/2020, 976/2020, 975/2020, 974/2020, 1162/2020, 1163/2020, 1164/2020, 1102/2020, 1194/2020, 1165/2020, 1079/2020, 82/2021, 112/2021, 113/2021, 211/2021, 356/2021, 1166/2020, 1226/2020 & 1678/2020

**Vikash Kumar and others..... Complainants**

**vs.**

**M/s D.D.L. Infratech Pvt. Ltd. .... Respondent**

**03.06.2021**

**Proceedings**

The operative part of the proceedings held online through video conferencing mode is as follows :

After hearing all parties, the Bench made the following directions to the respondent in respect of the ongoing bunch cases:

- a)** Registration of Rectification deeds, wherever necessary would commence within a week and the respondent would complete this by 15 August;

- b)** Schedule for development works- roads, electricity, water, & sewerage facilities, to be undertaken by the promoter with likely dates of completion would be submitted within a week ;
- c)** Possession to the remaining applicants would be handed over by 30 June;
- d)** Overall map and development plan of both projects -Agrani Woods & First City would be submitted to Patna Metropolitan Area Authority within three weeks as the earlier approved map would have expired on completion of five years and there have been frequent changes in the plots.

The Bench expressed its displeasure that responses on the various fresh cases filed in last one year have not yet been submitted by the respondent. It observed that a copy of each complaint may be sent again both by the applicant and the office by email to the respondent .

The Bench directed that henceforth all cases would be clubbed depending on the village - mauza in which the land has been registered .

The respondent agreed to hand over possession in a phased manner. He submitted that there could be some cases in village Dayalpur Daulat in which there are disputes and he would offer alternative plots to the complainants in writing. In the event the complainants are willing for exchange they can mutually discuss and see their plots. Those who are not ready for exchange would intimate their unwillingness to the Authority and the respondent .

After hearing both parties , the following schedule was agreed

1. Project Agrani Woods - village Pakhranda- possession will be handed within 14 days. **Cases pertaining to Pakhranda village would be listed on 28 June , 2021.**
2. Project Agrani Woods - village Akhtiyarpur - possession within 7 days . **Cases would be listed on 21 June 2021.**
3. Project First City - village Dayalpur Daulat - possession would be handed within 4 weeks. The offer of alternative plots in case of disputes would be given within two weeks. **Cases would be listed on 5 July 2021.**

**Notes:-**

1. Case numbers 1609/20; 1610/20; 1611/20; 1612/20; 1623/20 pertain to buy back of land by the respondent after registration of plot . The maintainability of these complaints under RERA Act would be heard on 14.6.2021. Meanwhile the complainants are at liberty to modify their complaints.
2. Case number 1226/20 pertains to rectification of plot. The respondent is directed to address this issue. List it on 5.7.2021.
3. Case number 1811/20 has been filed by a retired official aged above 70 years. This case may be taken on priority and the respondent would give possession within 10 days.
4. Case number 1689/20 pertains to refund. The respondent would file his response within two weeks.

**List on 28 June.**

Sd/-

(Naveen Verma)

Sd/-

(R.B.Sinha)

Sd/-

(Nupur Banerjee)