

**REAL ESTATE REGULATORY AUTHORITY, BIHAR.**

**Before the Full Bench of Mr. Naveen Verma, Chairman,  
Mrs. Nupur Banerjee & Mr. S.D. Jha, Members (RERA), Bihar.**

**Case No. RERA/CC/570/2019**

**Sanjeet Kumar @ Sanjeet .....Complainant**

**Vs.**

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

**PROJECT: Agrani Woods**

**For Complainant: Mr. Uday Bhan Singh, Advocate**

**For Respondent: Mr. Rabindra Kumar, Advocate**

**10.11.2022**

**ORDER**

Hearing taken up. Both the parties are present.

Heard both the parties at length.

The case of the complainant is that he wants possession of the plot as per deed of rectification.

Learned counsel for the respondent submits that the map in the deed of rectification and the map in the original deed are the same. As per rectification deed, the boundary of the plot No.D-56A allotted to the complainant is as follows:

North - Vacant land of vendor

South - Company Plot D-56B

East - Proposed road of vendor

West - Company Plot D-56C

The plot measures 100'X 68.5'.

Learned counsel for the respondent submits that the plot of the allottee was demarcated before deed of rectification was executed. The complainant agrees with the submission but, however, he has not been handed over possession as per the demarcated plot.

Perused the records. The area of the plot of the complainant is 15.625 decimals. It is mentioned in the rectification deed that the company plot no. D56 was sold to four different buyers and renumbered as D-56A (sold to the complainant), D-56B, D-56C and D-56D. The sketch map attached in the rectification deed clearly mentions that D-56B is to the South of plot of the complainant and D-56C and D-56D is to the west of the plot. The deed also mentions that there is 30' road of the company of the plot and the vacant plot of the vendor is in the North.

The respondent is directed to demarcate the plot as per rectification deed and hand over possession of the plot as per the deed to the complainant. The promoter would give a letter of possession to the complainant nor more than three weeks from the date of the order. If the letter of possession is not handed over within three weeks, the respondent will pay Rs.1,000/- per day as penalty.

If the complainant feels that the plot being offered is not as per rectification deed, he would file an application for measurement of the plot before the Anchal Adhikari, Bikram.

With these directions, the matter is disposed of.

**Sd/-**

**S.D. Jha**  
**Member**

**Sd/-**

**Nupur Banerjee**  
**Member**

**Sd/-**

**Naveen Verma**  
**Chairman**