## REAL ESTATE REGULATORY AUTHORITY, BIHAR

2<sup>nd</sup> Floor, BSNL Telephone Exchange, North Patel Nagar, Road No. 10, Patna -800023

Before the Single Bench of Mrs. Nupur Banerjee, Member

Case No: RERA/CC/893/2021

Ranjusha Keshri W/o Late Anant Kumar Suman

...Complainant

Vs.

M/s DDL Infratech Pvt. Ltd.

...Respondent

**Project: Agrani First City** 

## **CORRIGENDUM TO ORDER DATED 12.10.2022**

20-12-2022

Order in this matter was issued on 12.10.2022. A mail dated 16.12.2022 was received on behalf of the complainant for rectification of order under Section- 39 of the RERA Act, 2016. It has been further stated that in order, the consideration amount mentioned was wrongly mentioned as Rs.3.50 lakh instead of Rs.1.40 lakh as therein sale deed. It has also been stated that total amount which was paid to respondent was Rs.8 lakh but in order, in operating para, only refund of entire principal consideration amount paid is mentioned and to substantiate the same, the complainant placed money receipts, issued by the respondent.

Perused the record of the case. It has been observed that due to typographical error, the consideration amount as stated in the sale deed is mentioned as Rs.3.50 lakh instead of Rs.1.40 lakh and the specific amount for refund is not mentioned, hence,

considering the error taken place, the order dated 12-10-2022 in the factual part modified and read as following:-

"in short, the case of the complainant is that the respondent has executed the Deed of Absolute Sale for the plot, admeasuring 2400 sq. ft. on the consideration amount of Rs. 1.40 lakh and as per the agreement, the respondent has assured to hand over the physical possession of the plot with development within 1 year, but the same has been not handed over to complainant with development. Hence, this complaint."

## Further the operating para is read as:-

"the Bench hereby directs the respondent company and its directors to refund the entire principal consideration amount paid i.e. Rs.8 lakh to the complainant along with interest at the rate of marginal cost of fund based lending rate (MCLR) of State Bank of India as applicable for three years plus three percent from the date of deposit of the consideration amount till the date of refund within sixty days of issue of this order".

The direction part of the order dated 12-10-2022 stands amended as indicated above.

Sd/-Nupur Banerjee Member