

**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/898/2021**

**Mohan Kumar**

**...Complainant**

**Vs.**

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

**...Respondent**

**Project: Agrani First City**

**CORRIGENDUM TO ORDER DATED 28.09.2022**

**20-12-2022**

Order in this matter was issued on 28.09.2022. A mail dated 10.10.2022 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.7 lakh but in order, in operating para, it was wrongly recorded as Rs.3.50 lakh 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 amount of refund has been mentioned as Rs.3,50,000/- instead of Rs.7,00,000/-, hence, considering the error taken place,

the order dated 28-09-2022 in the factual part modified and read as following:-

*“In short, the case of the complainant is that the respondent has executed the Sale Deed in respect to plot bearing plot no. 15 A, admeasuring 2400 sq. ft. on the consideration amount of Rs. 1.40 lakh and as per the deed, 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.7 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 28-09-2022 stands amended as indicated above.

Sd/-  
**Nupur Banerjee**  
**Member**