REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA, Bihar.

RERA/CC/369/2024

Neeta Jha .... Complainant

Versus

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

Project: **N/A**

Present: For Complainant: Mr. Ajay Kr. Choudhary,
Authorised representative
For Respondent: Mr. Abhinay Priyadarshi, Advocate

28.10.2026 **PROCEEDING**

1. Hearing taken up. Mr. Ajay Kumar Choudhary, father of the complainant, appears on her behalf. Learned counsel Mr. Abhinay Priyadarshi appears on behalf of the respondent.

2. Learned counsel for the respondent furnishes a detailed report along with a sale deed in favour of the respondent as a proof that he has already procured the land parcel to be handed over to the complainant. He submits that the said land parcel is presently in exclusive possession of the respondent-company and as such the respondent is the owner of the said land parcel and is thus empowered to hand over the possession of the same to the complainant. He requests that the complainant is now required to visit the area and give her consent regarding the same so that the deed of rectification be executed in favour of the complainant and accordingly, necessary facilitation for getting the mutation in favour of the complainant be initiated.

3. Mr. Ajay Kumar Choudhary, the authorized representative of the complainant, submits that the matter has been prolonging for a long time and he is still apprehensive – whether the said land parcel has been identified and the respondent is in a position to hand over the same to the complainant.

4. Considering the apprehension of the authorized representative of the complainant, the respondent is directed to first get the area to be handed over to the complainant demarcated at his end through his own resources so that during the joint physical inspection done by the complainant in presence of the

representative of the respondent-company, there be no confusion regarding the same and the complainant can well be apprised of the entire details of the plots once she visits the site.

5. Learned counsel for the respondent is directed to get the physical verification of the plot done by his own resources within a period of one month from today after which a suitable date, as per convenience of both the parties be fixed and joint physical verification be accordingly conducted.

6. The authorized representative of the complainant submits that he is prepared to provide all necessary help and support and he is even ready to receive any alternative land provided he gets a suitable land, as assured by the respondent.

7. A time of two months is hereby given for completing the entire exercise after which both the complainant and the respondent are directed to submit a compliance report to this effect before the next date of hearing.

Put up for hearing on 05.01.2027.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar