REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No-243/2023
RERA/CC/1811/2020

Triloki Nath Prasad Srivastava .... Executant/Complainant

Versus

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

Project: **AGRANI WOODS**

Present: For Complainant: Mr. Deepak Kumar, Advocate
For Respondent: Mr. Shashi Kumar, Advocate

23.10.2026 **PROCEEDING**

1. Hearing taken up. Learned counsel Mr. Deepak Kumar appears on behalf of the complainant. Mr. Shashi Kumar appears on behalf of Mr. Abhinay Priyadarshi who is the actual legal counsel in the matter for the respondent.

2. Mr. Shashi Kumar appearing on behalf of Mr. Abhinay Priyadarshi prays for another time so that the final argument be done by the respondent.

3. Learned counsel for the executant-complainant submits that during the last hearing, a written notes of argument was submitted from the respondent side annexing a few photographs. He perused the said photographs and he submits that the details as furnished therein along with photographs are totally incorrect and misconceived. He submits that the claim by the respondent regarding the provision of approach road of 30 feet width leading to impugned land parcel purchased by the complainant is not correct as he has personally visited the site and has found that there is no road existing and not even a *Kachcha* road which could lead him to the site. There is only a small lane by the side of the field and that too, it is not fit for a car to ply and he, therefore, has to stop his vehicle at a distance of nearly two kilometers from the land parcel and walked down personally to the site where no development for example drainage facilities etc. has been made available by the respondent at the site.

4. The Bench views seriously and directs the respondent to visit the site along with the complainant or his representative and satisfy the complainant

that the land parcel identified to be handed over to him is having all the basic amenities, as assured by him in the agreement for sale.

5. It is expected that both the respondent and the complainant get in touch with each other and mutually decide the date for the field verification and submit a compliance report after the said field verification.

Put up for hearing on 11.12.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar