REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 437/2024

RERA/CC/71/2022

Rajnish Kumar Gupta …...Complainant/ Executant

Vs

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

Project: Agrani Woods

Present: For Complainant: Mr. Mahendra Kumar, Advocate
For Respondent: Mr. Abhinay Priyadarshi, Advocate

07/08/2026 **PROCEEDING**

Hearing taken up. Mr. Mahendra Kumar, learned counsel for the complainant/ executant is present. Mr. Abhinay Priyadarshi, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that though the land has been physically handed over to the complainant but the deed of rectification has not been done and the complainant submits that the khata and khesra number of the plot concerned is not correct. He, therefore, requests for a direction to the respondent for making available the correct khata and khesra number of the plot so that the same be entered into the possession letter and also a deed of rectification be executed in favour of the complainant. Apart from the above, he also requests for ensuring 30 feet wide approach road to the said plot.

Learned counsel for the respondent submits that during the last hearing held on 13.07.2026 he had already submitted that the incorrect khata number of the land was entered by mistake by the Katib concerned and the same has now been modified and the respondent is ready to execute the deed of rectification of the same plot handed over to the complainant and accordingly, deed of rectification shall also be executed by the respondent whenever the complainant is ready for the same.

The Manager of the respondent company Mr. Sushil, who is also present during the hearing, submits that he is fully prepared for executing the deed of rectification in favour of the complainant and further submits that the approach road to the said plot is 30 feet wide which has already been shown to the complainant concerned.

Hearing the submission of both the parties, this Bench observes that the matter is on the verge of resolution and hence, this court directs both the respondent and the complainant to get the deed of rectification executed within a period of one month. The respondent is directed to contact the complainant and vice versa so that the process of execution of deed of rectification is

completed. Once the deed of rectification is executed, the respondent is also directed to facilitate the mutation of the said land in favour of the complainant.

Put up this case on 09.10.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar