REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 103/2025

RERA/CC/572/2022

Ranji Sinha ……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/ executant submits that the problem of the complainant persists and the land parcel has not been made available to the complainant as yet.

Learned counsel for the respondent submits that the averments of the learned counsel for the complainant is not correct as the respondent was ready with the solution for the last one month but unfortunately could not contact the complainant concerned either through phone or physically. He further submits that he is ready with an alternative plot to be handed over to the complainant and he is requesting the complainant to visit the site physically and approve the same so that the deed of rectification be executed in his favour apart from handing over of the possession of the said land parcel to him.

Leaned counsel for the complainant submits that the complainant is presently at Dubai and he can come only after two months. He, therefore, requests for a time of two months to be given to him so that after physical verification of the alternative land parcel by the complainant, a deed of rectification be executed accordingly in his favour.

Learned counsel for the respondent submits that now the solution to the problem is pending with the complainant and he, therefore, requests for the ban imposed on the land parcel in the impugned Mauza Akhtiyarpur, which was imposed vide order dated 03.07.2026 to be removed, so that the solution to the problems of many allottees be resolved and accordingly, the land parcels be handed over to the respective allottees.

This Bench observes that there are many disgruntled complainants pertaining to their allotted land parcels in the impugned Mauza and hence, this

Bench directs the respondent to furnish a list of all such complainants having their purchased land lying in Akhtiyarpur Mauza along with the details of their respective land parcels. The list shall be accompanied with a written undertaking with an assurance that the land parcels would be handed over to the respective allottees as soon as the ban/ restriction on the said Mauza is removed, so that the problems of all such allottee could be resolved once for all. The Bench assures that on receipt of concrete assurance through an affidavit by the respondent regarding handing over of the land parcels of all such allottees who have been allocated land in Akhtiyarpur Mauza, the Bench shall positively consider to remove the restriction in the said Mauza.

Put up this case on 09.10.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar