EAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 426/2024, 427/2024

RERA/CC/544/2022, RERA/CC/545/2022

Dr. Ankita Mani/ Dr. Nilesh Mani …...Complainants/ Executants

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 complainants/ executants is present. Mr. Abhinay Priyadarshi, learned counsel for the respondent is also present.

Learned counsel for the complainants submits that no land has been given to the complainants. However, a land parcel for Dr. Nilesh Mani, who is the complainant in RERA/CC/545/2022, has been offered by the respondent. He also submits that on visit of the area, the complainant concerned found that it does not have a proper approach road.

Learned counsel for the respondent submits that they already have one land parcel available for Dr. Nilesh Mani and another adjacent land parcel is in the process of getting arranged for the executant of RERA/CC/544/2022 Dr. Ankita Mani.

Mr. Shushil Kumar, the Manager of the respondent company, who is also present in person, submits that the process of arranging the land parcel for Dr. Ankita Mani shall be done within a month. He also submits that the approach road is available and only a small area is left in the approach road which remains to be constructed. The said area for the approach road is already in possession of the respondent and he shall be simultaneously working on the same so that till the period both the land parcels are properly arranged in favour of the complainants concerned, the approach road shall also be ready for being used by the complainants concerned.

Learned counsel for the complainants raised a concern that the approach road should be 30 feet wide road for ensuring proper movement of all the facilities leading to the said land parcel.

The Manager of the respondent company submits that the said approach road is 30 feet wide and in all such cases, the respondent company is ensuring that the width of the road is not less than 30 feet.

On hearing the submission of both the complainant and the respondent, the respondent is directed to arrange a land parcel for Dr. Ankita Mani adjacent to the land parcel which has been arranged for Dr. Nilesh Mani. The said arrangement shall be completed within a period of one month. During that period, the respondent is further directed to construct the approach road so as to make it completely amenable for traffic.

Meanwhile, the respondent is also directed to execute the sale deed in favour of Dr. Nilesh Mani within this period of one month from today as granted to him. The respondent is further directed to file a compliance report regarding the compliance of the directions given hereinabove.

Put up both cases on 09.10.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar