REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 101/2025

RERA/CC/196/2023

Rahul Agarwal ……Complainant/ Executant

Vs

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

Project: Agrani Woods

Present: For Complainant: Mr. Mahendra Kumar, Advocate
For Respondent: None

03/07/2026 **PROCEEDING**

Hearing taken up. Mr. Mahendra Kumar, learned counsel for the complainant/ executant is present. The respondent is absent.

Learned counsel for the complainant submits that despite a clear order dated 02.07.2024 of the Authority in RERA/CC/196/2023 wherein the Authority had directed the respondent to handover physical possession of another plot of similar dimension after complying all legal formalities and accordingly execute a fresh Conveyance Deed in favour of the complainant within six months but no action has been taken by the respondent even after a lapse of over two years now. He further submits that the respondent is yet to find a suitable land and handover the possession of the same to the complainant which is a clear manifestation of utter disregard of the order passed by the Authority.

It is really strange as to why this matter has been prolonging for so long a period. This Bench views it seriously and directs the respondent to look for a proper alternative land and handover the possession of the same in favour of the complainant within a period of 30 days from today, failing which this Bench shall be constrained to take strict penal action against the respondent which includes imposing penalty u/s 63 of the Act, debarring the respondent from future registration apart from other penal action.

Put up this case on 07.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar