REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 104/2025

RERA/CC/89/2023

Sandeep Kumar Sinha …...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/ executant submits that this case has been lingering for a long time and it is over approximately one year now but no solution has been given by the respondent despite a clear order of the Authority in RERA/CC/89/2023, wherein the Authority vide its order dated 02.08.2024 has directed the respondent to give actual physical possession and issue possession letter with specific khata and plot number of the land as per sale deed dated 11.09.2012 within sixty days. The said order was to be complied with within 60 days from the date of passing of the order i.e. it was to be complied with by 1st October, 2024. He submits that despite a lapse of two years now, the respondent has not handed over the possession of the land and executed registered rectification deed in favour of the complainant. He submits that absolute sale deed was executed on 11.09.2012 for a total area admeasuring 27220 sq.ft. which is 62.5 decimals approximately.

Learned counsel for the complainant submits that every time the plea is being taken by the respondent that he does not have adequate land with him at present, which is not the truth. This shows malafide intention on the part of the respondent. He further submits that the modus operandi of the respondent at present is to deprive the genuine landowners from the purchased land and then sell the land parcels pertaining to their share to different new landowners at a much higher rate for serving his own vested interest. He, therefore, prays for a restriction on the respondent to sell any plot to any other new buyer hence forth till the disposal of this case and with adequate relief to the complainant.

Perused the record of the case. On perusal of the same and after hearing the submission put forth by the complainant, it is clear that the respondent has not acted to comply with the order of the Authority or to resolve the dispute in any way which is a clear manifestation of recalcitrant attitude adopted by the respondent.

Considering the hardship faced by the complainant by not being in possession of the land despite having made payment for the same, this Bench imposes a complete ban on the sale of the entire plots of the impugned Mauza Akhtiyarpur (Bihta) in Danapur Sub-division, Circle Bikram, District Patna which is in the name of the respondent DDL Infratech Pvt. Ltd..

I.G., Registration is requested to instruct the Sub Registrar concerned for imposing a restriction on the sale of any plot/ land parcel by the respondent to any other person in the impugned Mauza Akhtiyarpur (Bihta).

The respondent is directed to first resolve the dispute by complying with the order of the Authority passed in RERA/CC/89/2023 and submit a written compliance report on the next date of hearing.

Put up this case on 07.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar