REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 432/2024, 434/2024, 436/2024, 437/2024

RERA/CC/67/2022, RERA/CC/68/2022, RERA/CC/70/2022, RERA/CC/71/2022

Alok Kumar Gupta/ Dr. Vijayata Prasad/ Pallavi Lisa/ Rajnish Kumar Gupta ……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

09/10/2026 **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 respondent submits that he has already handed over the possession letter of the land for which the complainants had given their consent and the draft for deed of rectification has also been handed over for their signature and once the consent over the same is given by the complainants, the respondent company is ready to execute the same in their favour.

Learned counsel for the complainants/ executants submits that the averments made by the learned counsel for the respondent is not correct as the land, which is being offered for possession to the complainants, is not in the name of the respondent in the Government record. He submits that actually the said land has not been mutated in favour of the respondent and hence, he is not entitled to transfer the said land or handover the possession of the same to other person.

Learned counsel for the respondent submits that as per his information, the said land has already been mutated in favour of the respondent. He also submits that since the objection is being raised by the complainants today, he will be submitting the entire details including the mutation / Jamabandi details along with the possession letter and the deed of rectification with requisite information filled therein.

Learned counsel for the complainants/ executants also submits that even the deed of rectification and the possession letter which has been given to the complainants/ executants does not bear the exact boundary details of the said land, thereby creating a confusion as to the exact location of the site. He also submits that such a situation may cause a dispute among other neighbouring landowners.

On perusal of the details of the possession letter and the rectification deed shown by the learned counsel for the complainants to this Bench today, the Bench observes that the averments made by the learned counsel for the complainants is correct. The respondent is required to fill the exact boundary details pertaining to the said land so as to avoid any future confusion/ conflict. The respondent is, therefore, directed to rectify its own possession and the draft deed of rectification filling therein the complete details of the land apart from the boundary details so that the exact location of the site where the land is located be delineated not only on the map but also physically.

Learned counsel for the respondent after perusing the details of the possession letter and the draft deed of rectification assures to get the entire details along with Jamabandi of the said land so that the same can be transferred easily through the deed of rectification in favour of the executants/ complainants. The respondent is directed to furnish the details before the next date of hearing.

Put up all the cases on 27.11.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar