REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 146/2024

RERA/CC/173/2022

Shadan Haider ……Complainant/ Executant

Vs

M/s D.D.L.Infratech Pvt. Ltd. …..Respondent

Project: Agrani Woods Farm House

Present: For Complainant: Mr. Sumit Kumar, Advocate
For Respondent: Mr. Abhinay Priyadarshi, Advocate

14/08/2026 **PROCEEDING**

Hearing taken up. Mr. Sumit Kumar, learned counsel for the complainant is present. Mr. Abhinay Priyadarshi, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that the order dated 26.12.2023 passed by the Authority in RERA/CC/173/2022 has not been complied with despite a payment of Rs.12.25 lakh out of a total consideration amount of Rs.21.00 lakh by the complainant. He further submits that Rs.25.00 lakh was not only for the land but it included the construction of a farm house and handing over of the same by the respondent. He further submits that the consideration amount of the land is only Rs.4.50 lakh and the total money of Rs.12.25 lakh has already been paid which is much more than the prevailing land rate of the said area. He, therefore, requests for a direction to the respondent to execute the sale deed of the said land in favour of the complainant.

Learned counsel for the respondent submits that he has moved the Hon'ble High Court against the said order in Token C.W.J.C.No.17932/2026 and he shall abide by the order of the Hon'ble High Court. When enquired as to why the order of the Authority was not complied with despite a lapse of three years, learned counsel for the respondent submits that the complainant did not make payment of the entire amount as committed by him and hence, the compliance at the end of the respondent also did not take place.

Learned counsel for the complainant objects to the averments of the respondent saying that the construction of farm house has not been initiated. He further submits that he is even ready to accept the present land without a farm house at the price paid by him which is much more than the original price of the land.

Learned counsel for the respondent submits that he will have to take necessary direction and he is also apprehensive whether the respondent is in possession of the said land or not. Learned counsel for the complainant further submits that the complainant is ready to take an alternative land of 1200 sq.ft. in a neighbouring area in case the land under the present agreement is not available.

The respondent is directed to handover a suitable alternative land of same denomination to the complainant immediately as the payment of R.12.25 lakh has already been made which is more than the amount mentioned in the agreement pertaining to the said land.

It goes without fail that the said order of the Authority shall always be the subject to the final outcome of the order passed by the Hon'ble High Court. When enquired whether any stay order is there restricting the compliance of the order of the Authority, learned counsel for the respondent submits that presently no such stay order is there restricting the compliance of the order of the Authority.

Put up this case on 16.10.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner.
RERA, Bihar