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 DDL Infratech Pvt. Ltd. …..Respondent

Project: Agrani Woods Farm House

Present: For Complainant: Mr. Sumit Kumar, Advocate
For Respondent: Mr. Rabindra Kumar, Advocate

10/07/2026 **PROCEEDING**

Hearing taken up. Mr. Sumit Kumar, learned counsel for the complainant/ executant is present. Mr. Rabindra Kumar, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that the respondent has failed to comply with the order dated 26.12.2023 passed by the Authority in RERA/CC/173/2022 wherein the Authority had directed the respondent to handover the possession of the plot (type-C-9) measuring 12000 sq.ft. with farm house as per the agreement for sale with all amenities and execute the Conveyance deed within two months from the date of the order and the complainant was also directed to make payment of the remaining amount to the respondent as per the agreement as soon as the possession is handed over.

Learned counsel for the complainant/ executant submits that the sale deed has not been executed by the respondent in favour of the complainant though the complainant out of total consideration amount of Rs.21.00 lakh has paid Rs.12.25 lakh to the respondent. He prays for restriction on sale of all the plots as mentioned in the sale deed.

This Bench observes that since the order passed by the Authority is in vogue, hence the respondent is bound to comply with the order for the same but he has not done even after a lapse of over two years. Hence, considering the request of the complainant, a restriction is hereby imposed on sale of all the plots as mentioned in the sale deed, as requested by the complainant.

I.G., Registration is requested to instruct the Sub Registrar concerned for compliance of the direction, as stated above.

Learned counsel for the respondent requests for some time to be given to him for the same.

Put up this case on 14.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar