REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 243/2023

RERA/CC/1811/2020

Triloki Nath Pd. Srivastava …...Complainant/ Executant

Vs

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

Project: Agrani Woods

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

21/08/2026 **PROCEEDING**

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

Learned counsel for the complainant/ executant submits that the present case pertains to his father, who is the complainant. Learned counsel for the complainant files a rejoinder to his execution petition and submits that in the said petition he has pointed out the deficiencies, which are required to be rectified for effective execution and implementation of the final order dated 28.11.2022 passed by the Authority in RERA/CC/1811/2020. He serves a copy of the same to the learned counsel for the respondent for his appreciation.

Learned counsel for the respondent files a written notes of argument. He submits that a mere perusal of the written notes of argument speaks in itself that the entire points covered in the final order of the Authority have been addressed by the respondent. He further submits that there was no agreement for sale between the two parties. However, the sale deed was executed in favour of the complainant by the respondent. He also submits that the land which was earlier to be offered to the complainant was changed with the consent of the complainant and the rectification deed for the same has also been executed in favour of the complainant. After the rectification, the mutation has been done in the complainant's favour. He also submits that though there were no conditions outlined in the sale deed, yet the respondent has acted positively and has provided all the basic parameter as regards the development of the project, namely, approach road of 30 feet width has been constructed which is leading to the plot of the complainant and well connected with the main road. The electricity line is also running in the said area and sewerage line has also been constructed with a facility provided to the complainant for connecting his own drainage from the impugned land parcel to the sewerage line concerned. The respondent, thus, is satisfied as regard the development of the impugned land is concerned.

Learned counsel for the complainant on account of serious ailment of his father (complainant) seeks further time of at least 1½ months. Time so sought is allowed with a direction to the complainant to visit the site and ascertain whether the work with respect to various parameter related to the development provided in the land has been done by the respondent or not.

Meanwhile, learned counsel for the complainant is also directed to go through the written submission filed today by the respondent.

Put up this case on 23.10.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner.
RERA, Bihar