

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/73/2024

Rachana

.....Complainant

Vs

M/s DDL Infratech Pvt. Ltd. & ors.

.....Respondent

Project: Agrani Woods

Present: For Complainant: Ms. Kriti Suman, Advocate

For Respondent: Mr. Rabindra Kumar, Advocate

25/08/2025

PROCEEDING

Hearing taken up. Ms. Kriti Suman, learned counsel for the complainant is present. Mr. Rabindra Kumar, learned counsel for the respondent is also present.

Learned counsel for the complainant submits that though absolute sale deed had been executed in favour of the complainant on 01.10.2019, still neither mutation of the said land has been made in her favour nor physical possession of the land has been handed over to the complainant. She further submits that the respondent has promised to hand over another plot as has been shown to her by the respondent and she has given her consent for the same in lieu of the earlier plot bought by her.

When learned counsel for the respondent was asked about the fact of the case, he submitted that initially a different plot was handed over to the complainant but for some unavoidable reasons, when he was not able to get the possession of the said land in his favour, he could not hand over the same to the complainant. Still when asked whether the present land has been mutated in favour of the respondent or not, the respondent replied in negative.

It is really surprising that the respondent though not being in actual possession of the land as per the Government records through proper mutation of the land in his favour, still he is promising to hand over the same to the complainant. This is a serious issue and the court is surprised at the audacity of the respondent in this regard. This Bench takes serious note of this issue and directs the respondent to immediately get the land mutated in favour of the respondent and accordingly, hand over the possession of the same to the concerned complainant through mutation process duly followed as per the provisions of law. The time for the entire process to be completed should not exceed two months from today.

Put up this case on 04.11.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar