REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 95/2024

RERA/CC/258/2022

Sunita Agarwal ……Complainant/ Executant

Vs

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

Project: Agrani Woods

Present: For Complainant: In person
For Respondent: Mr. Abhinay Priyadarshi, Advocate

16/10/2026 **PROCEEDING**

Hearing taken up. The complainant/ executant is present in person. Mr. Abhinay Priyadarshi, learned counsel for the respondent is also present.

The complainant/ executant submits that the matter is lying pending as it was during the last date of hearing. The Bench observes that on the previous date of hearing, a direction was given to the learned counsel for the respondent to take necessary direction from the Director of the respondent company and find a feasible solution to this problem.

Learned counsel for the respondent submits that he had a detailed discussion with the Director of the respondent company and after a deliberate discussion in this regard the respondent has come to the conclusion that they are ready to offer 6 kathas of land to the complainant in lieu of earlier payment of Rs.12.00 lakh made by the complainant.

The complainant/ executant objects to the offer made and submits that when she had paid Rs.12.00 lakh, which was for only the land and the remaining amount of Rs.8.00 lakh was to be paid as soon as the construction of the farm house was to be undertaken by the respondent.

Learned counsel for the respondent submits that since she has paid only a partial amount and hence, the fulfilment of the conditions of the agreement for sale stands incomplete. In such a case, the respondent though has gone to the Hon'ble High Court but is still ready to find out a possible solution out of court settlement owing to persuasion by this court.

After hearing the submissions of both the complainant and the respondent, the Bench directs the learned counsel for the respondent as well as representative of the respondent company Mr. Shushil Kumar to mutually sit together and find out a possible solution with the complainant on a mutual settlement basis so that the matter be resolved once for all. The complainant agrees to the direction of the Bench but requests for a direction to the respondent to show her the site physically so that she may take a call regarding the offer

being made by the respondent and negotiate with the respondent accordingly. The respondent is directed to show the site to the complainant on a physical basis.

Both the respondent and the complainant are directed to be in touch with each other over phone. A time of 45 days is being given for the above.

Put up this case on 04.12.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar