REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 399/2024

RERA/CC/1222/2021

Sadhana Trivedi ……Complainant/ Executant

Vs

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

Project: Agrani First City

Present: For Complainant: Mr. Akash Deep, Advocate
For Respondent: Mr. Rabindra Kumar, Advocate

25/06/2026 **PROCEEDING**

Hearing taken up. Mr. Akash Deep, learned counsel for the complainant/ executant is present. Mr. Vinay Kumar Trivedi, the husband of the complainant is also present. Mr. Rabindra Kumar, learned counsel for the respondent is present.

Learned counsel for the complainant/ executant submits that though as per the assurance given by the respondent, a possession letter has been handed over but the respondent has not handed over the physical possession of the said land. The husband of the complainant/ executant submits that a deed of rectification has been executed by the respondent in favour of the executant on 23.01.2024. He submits that he is in agreement for the said deed of rectification and his demand is only for a proper delineation and physically handing over of the possession of the same by the respondent as per the said deed of rectification which has been duly executed on 23.01.2024.

Learned counsel for the respondent submits that the land is physically available at the site and he had earlier requested the complainant concerned to get the demarcation of the said land and proper boundary constructed but the same was not complied by the complainant. However, he is ready to act as per the direction of this Bench.

On perusal of the record and after hearing the submissions, this Bench observes that the matter has already been resolved as far as basic requirement from both sides is concerned. Now, the only point of contention which remains to be fulfilled is that the respondent either himself or through his representative should physically demarcate and handover the possession of the impugned land parcel to the complainant or his authorised representative. The said work of demarcation and handing over shall be done by a proper Amin/ Technical Surveyer, who will visit the site with all required technical tools and accordingly, delineate the area concerned in presence of both the representative of the respondent as well as the complainant. Both the respondent and the complainant are directed to get touch with each other and comply with the above direction.

The husband of the complainant has an apprehension of proper cooperation from the respondent end. The respondent is directed to share his details and get the same from the complainant's side for amicable solution of the above said issues.

It goes without fail that the above direction shall be complied with positively before the next date of hearing and a proper compliance report shall be submitted by both the complainant/ executant and the respondent on the next date of hearing.

Put up this case on 31.07.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar