

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Mr. Ved Prakash,
Special Presiding Officer

RERA/CC/1192/2021

Mr. Pranav Kumar

....Complainant(s)

Vs

M/s Agrani Infra Developers Pvt. Ltd.

....Respondent

PROJECT- Agrani Woods

For the complainant:

Mr. Mohit Raj (Adv.)

For the respondent :

Mr. Rabindra Kumar (Adv.)

13.03.2026

O R D E R

Learned counsel appearing on behalf of both the parties are present before the Bench.

2. The case of the complainant is that the complainant had purchased a land having area of 31.25 decimal from the respondent through an absolute sale deed no. 5779 dated 26.06.2015. The complainant through the instant complaint case is seeking direction/order upon the respondent to rectify the said sale deed as there were several plots mentioned in the sale deed which may create further legal complication in future.

3. The case is pertaining to 2021 and it has a checkered history of litigation between the parties with regard to rectification of sale deed of plots in question. The dispute travelled up-to the Appellate Tribunal.

4.. In the meantime, both the parties have entered into an agreement to settle the dispute and in that backdrop, a joint compromised application dated 13.03.2026 was filed on record by the parties, submitting therein that they have amicably settled their dispute. In the compromise application, it has been submitted that before rectification of said sale deed, the Amin on the side of complainant measured the land with given four survey plot nos. 664, 665, 666 and 667. The area of survey plot no 664 is 5 decimal, which is already in possession of the complainant but mutation of that plot no. is presently restricted by Government, so deducting 5 decimal land, the rectification of sale deed measuring 26.25 decimal of land was done with

mutual consent vide rectification deed no. 21179, book no. 1, volume no. 566, pages from 317 to 331, Application no. 250501605533, serial no. 22544 dated 24.12.2025.

5. As regards plot no. 664, the respondent has undertaken to execute sale deed as and when the restriction on mutation imposed by the Government is lifted. If it is not possible within six months, the respondent will provide 5 decimal lands in the said project where the plot is available.

6. Both the parties have jointly made the prayer to dispose of the instant case in terms of the agreement arrived at between the parties. The respondents have redressed the grievance of the complainant.

7. Heard and perused.

8. After examining the documents available on record and going through the record, particularly the compromise application dated 13.03.2026, the Bench/Authority is of the view that nothing survives for adjudication. In such view of the matter, the joint compromise application dated 13.03.2026 filed on behalf of both the parties with their mutual consent is allowed.

With these directions/observations, the instant complaint case is disposed of.

Sd/-
(Ved Prakash)
Special Presiding Officer