

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 94/2023

RERA/CC/78/2021

Sanjay Kumar Jaiswal

.....Complainant/ Executant

Vs

M/s Agrani Infra Developer Pvt. Ltd.

.....Respondent

Project: Agrani Woods

Present: For Complainant: In person

For Respondent: None

29/05/2026

ORDER

Hearing taken up. The executant is present in person. The respondent is absent.

This matter has been transferred to this court from the court of learned Special Presiding Officer, wherein the case has been heard at length. However, since the matter has been brought here for hearing, the hearing is conducted.

The executant submits that in RERA/CC/78/2021 vide its order dated 01.09.2022 the respondent was directed to execute the rectification deed on own expenses of the respondent. He further submits that though the rectification deed has been executed by the respondent but after the deed had been executed and on physical verification of the said plot to utter dismay of the complainant he found that the said land was a Government land over which mutation was not possible. The complainant is apprehensive that he can be pushed out from the said land by the Government authorities. In such a case, he requests for a direction to the respondent to handover a separate land to him.

Hearing the submissions of the complainant and considering the facts of the case, it is clear that the respondent has complied with the order of the learned Authority in RERA/CC/78/2021. However, this court also observes that the conduct of the respondent as per the claim and submissions of the complainant is not legal and justified. Since this is an execution case and the present Bench has got limited jurisdiction to ensure the execution of the direction passed by the Authority in the complaint case, this court observes that since the order passed by the Authority has already been complied with, therefore, this case is fit to be dropped.

However, considering the submission of the complainant, this court also observes that the complainant is at liberty to file another complaint case before the Authority for redressal of his grievances pertaining to current status of the said land, which as per his claim is a fraud committed against him by the respondent.

With the above directions, this case is accordingly disposed of.

Sd/-

(Sanjaya Kumar Singh)

Inquiry Commissioner,

RERA, Bihar