

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

RERA/CC/324/2023

Smt. Shobha Rani

....Complainant(s)

Vs

M/s Agrani Infra Developer Pvt. Ltd.
PROJECT- Land

....Respondent

For the complainant:

In Person

For the respondent :

None

15.05.2026

ORDER

Hearing is taken up. The complainant, Smt. Shobha Rani and Shri Rabindra Kumar, learned counsel on behalf of respondent are present.

2. The complainant submits that she had, after negotiation with the respondent company M/s Agrani Infra Developer Pvt. Ltd dealing in Real Estate business, purchased an area of land measuring 6805 sq. ft equal to 15.625 decimal of company plot no. 42 and 44, Block D of land at Mauza-Akhitiyarpur, P.S. Bihta, District Patna. The respondent through power of attorney holder, Shri Jitendra Kumar, Son of Naresh Prasad executed registered deed of sale on 24.01.2013 vide Deed No. 1509 after receiving the consideration money of Rs. 8,00,000/-. Later on, the said sale deed no. 1509 dated 24.01.2013 was rectified vide deed of rectification no. 10757 dated 27.04.2026 with respect to residential land, Raiyati Nagdi, measuring an area of 6805 sq. ft (15.625 Decimal) of company. The complainant further submits that the respondent assured to develop the land by constructing boundary, providing road connectivity, water supply etc, but the respondent company has done nothing in regard to the development of the land in question.

3. No counter reply has been filed on behalf of respondent company. However, Shri Rabindra Kumar, learned counsel represented the respondent side without filing Vakalatnama made only oral submissions with regard to the claims of the complainant. He admitted that the

grievances of the complainant with regard to amenities would be redressed at the earliest, but he gave no timeline to provide the amenities.

4. Considering the submissions made on behalf of the parties as well as on going through the record, it appears that there is a limited issue involved in the present case. The respondent has executed the deed of rectification vide no. 10757 dated 27.04.2026 and the piece of land has already been delivered to the complainant. The complainant has also paid the full consideration amount. However, the respondent has failed to provide necessary facilities/amenities like road connectivity, water supply, constructing of boundary, that are part and parcel of the agreement between the parties. Hence, this complaint case is fit to be disposed of with certain direction to the respondent.

5. In the light of above discussions and the material available on record, this Bench/Authority hereby directs the respondent company through its Director Shri Shiv Kumar to develop the residential land, Raiyati comprising Khata no. 52, Plot no. 606, area, 6.135 decimal, Khata no. 40, Plot no. 608, area 7.20 decimal, Khata no. 40, Plot no. 609, area 2.29 decimal, having boundary N.- Branch Road of Vendor, S.- Company Land & Renu Sinha and Anup Shekhar, E.- Vacant company plot no. C-59, W.- Company land and to provide necessary amenities like road connectivity, water supply, constructing of boundary of the land in question etc at the earliest preferably within sixty days of passing of the order.

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

Sd/-
(Ved Prakash)
Special Presiding Officer