

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar

RERA/CC/346/2025

Harendra Prasad

.....Complainant

Vs

M/s Redbrick Infrabuild Pvt. Ltd.

.....Respondent

Project: Redbrick Empire

Present: For Complainant: Mr. Sharad Shekhar, Advocate
For Respondent: Mr. Anjesh Kumar, Director

12/05/2026

ORDER

Hearing taken up. Mr. Sharad Shekhar, learned counsel for the complainant is present. Mr. Anjesh Kumar, the Director of the respondent company is also present.

Learned counsel for the complainant submits that he is not able to physically enjoy the possession of the land though mutation of the said land has been done in his favour.

The Director of the respondent company submits that the point of contention is that the nature of the land has been recorded in the record of right as Gairmajarua Malik, but it is actually a raiyati land for which the mutation has already been done. He further submits that he is aware of the problem being faced by the complainant and he has already filed an application for changing the nature of the land into raiyati land which is in the process of hearing in the court of the learned Collector, Patna.

This Bench observes that since the mutation has already been done in favour of the complainant and therefore, the complainant is at present the owner as per the land records of the particular land. This court also observes that necessary action has been taken by the respondent for getting the nature of the land changed as per the provisions of law. Since this is a question regarding title of land, therefore, this Bench does not find itself competent to make any comment on this issue in the light of the provisions of RERA Act, 2016.

Perused the records and heard the submissions of both the parties. However, since the present matter relates to a complaint filed by a plot buyer and since the matter pertains to a parcel of land of a registered project, hence this court deems it appropriate to take a final decision by giving the following directions:-

- (i) The respondent should ensure that the complainant enjoys peaceful possession of the land without any encumbrance whatsoever.
- (ii) In case the complainant is willing to get refund of the said amount pertaining to the said land, the respondent and the

complainant are directed to get the mutation cancelled and again get the land remutated in the name of the respondent, after which the respondent shall be liable for making refund of the entire amount.

- (iii) The respondent shall give an undertaking to the complainant that in case the Government takes any action regarding acquisition of the said land in its favour, in the said circumstances the respondent shall be bound to refund the entire amount without any further delay along with interest as per the provisions of laws.

The above direction shall be complied with within a period of 60 days from today.

With these directions, this case is accordingly disposed of.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar