

REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF SPECIAL PRESIDING OFFICER, RERA, BIHAR
RERA/CC/323/2023

Smt. Renu Sinha **Complainant**

Vs

M/s Agrani Infra Developers Pvt. Ltd. **Respondent**

Project: LAND

Present: For the Complainant: Mr. Onkar Nath Pandey, Advocate
For the Respondent: Mr. Rabindra Kumar, Advocate

05.02.2026

ORDER

Heard Mr. Onkar Nath Pandey, learned counsel appearing for the complainant and Mr. Rabindra Kumar, learned counsel appearing for the respondent.

2. This case has been filed to direct the respondent to hand over possession of the land sold to the complainant by developing the same within the time fixed by the Authority.

3. The facts of the case, in brief, are that the respondent does business of real estate and provide residential flats to the intending purchasers by acquiring land in name of his Company and after developing the same by making construction of road, boundary/*pucca* pillar etc., execute sale deed in favour of the purchasers in respect of the said land. The respondent purchased land situated at Mauza-Akhtiyarpur, P.S. Bihta, Thana No.20, District-Patna, bearing amalgamated plot of Khata Nos.8, 10, 11, 15, 22, 32, 35, 40, 47, 52, 53, 55, 58, 63, 72, 75, 76, 90, 93, 102, 108, 114, 132, 133, 145, 146, 147, 149, 152, 153, 155, 158, 168, 201, 213, 215, 216, 217, 218, 236, 240 and 241 in respect of Plot Nos. 577, 579, 599, 600, 604 to 618, 621, 622, 631, 632, 633, 640, 641, 644, 645, 647 to 656, 658, 660, 665, 666, 667, 669, 671, 672, 673, 676, 677, 680, 682, 693, 695, 715, 857, 869, 1151, 1154, 1155, 1158, 1214, 1225, 1226, 1228, 1230, 1231 and 1232 from the land owners. The respondent made construction of *pucca* boundary

wall over the aforesaid land and announced to sell the same to the intending purchasers. The complainant being in need of a residential plot contacted the respondent and the respondent Mr. Shiv Kumar, being the Director of M/s Agrani Infra Developer Pvt. Ltd., assured that the respondent has acquired the land and are developing the same for selling to the intending purchasers. The complainant negotiated and purchased an area of land measuring 5444 sq.ft. equal to 12.5 decimal of Company Plot No.42, Block-D with land of Mauza-Akhtiyarpur, P.S.-Bihta, District-Patna and the respondent through the power of attorney holder Jitendra Kumar, son of Naresh Prasad, executed registered deed of sale dated 29.11.2012 which was registered as Deed No.29753 after receiving consideration amount of Rs.6,40,000/- from the complainant. The respondent before execution of sale deed showed the land and assured that he will develop the land very soon by constructing boundary wall, according to its measurement, and also construct approach road, water connection and electricity to the plot of the complainant. After execution of the sale deed, the complainant contacted the respondent for complying the same, but till date the respondent has not developed the land purchased by the complainant according to the agreed assurance.

4. On behalf of the respondent, Mr. Rabindra Kumar, learned counsel appeared and he stated that the respondent is now ready to grant relief to the complainant and this court may direct the same.

5. Considering the aforesaid facts and circumstances, the respondent is directed to hand over the possession of the land in question by developing the same to the complainant within 60 (sixty) days from the date of this order.

6. With the above observations/directions, this case is disposed of.

Sd/-

(Vinod Kumar Tiwari)
Adjudicating Officer,
RERA, Bihar