

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/18/2024

Neeraj Kumar

.....Complainant

Vs

M/s Agrani Infra Developers Pvt. Ltd.

.....Respondent

Project: Plot

**Present: For Complainant: Mr. Pulkit Thakur, Advocate
For Respondent: Mr. Rabindra Kumar, Advocate**

19/06/2025

PROCEEDING

Hearing taken up. Mr. Pulkit Thakur, learned counsel for the complainant is present. Mr. Rabindra Kumar, learned counsel for the respondent is also present.

Learned counsel for the respondent seeks some more time to verify the details of the properties. He submits that he has obtained a map from the concerned PMAA, wherein the said area has been demarcated as red zone. He requests for some time to verify whether any construction is allowed in the said Zone or the same as a prohibited zone.

The fact still remains that the plot comes under the planning area and hence, the respondent cannot shirk of his responsibility from respecting the sale deed earlier executed by him in favour of the complainant.

However, as per his request, extra time is allowed to him, on the condition that if the said area is prohibited to be sold or prohibited for any other construction to be done, in that case the respondent shall submit an affidavit to this effect that he is not going to sell the said property to any other person/ entity whatsoever. However, that shall not restrict/ prohibit from refunding the said amount along with due interest to the complainant in case it is found to be a restricted zone.

Put up on 29.07.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar