

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 Developer Pvt. Ltd.

.....Respondent

Project: AGRANI FIRST CITY

Present: For the Complainant: Mr. Sharad Shekhar, Advocate

For the Respondent: Mr. Rabindra Kumar, Advocate

21.04.2025

PROCEEDING

Hearing taken up. Mr. Sharad Shekhar, learned counsel appears for the complainant and Mr. Rabindra Kumar, learned counsel appears for the respondent.

Learned counsel for the complainant makes same statement as stated earlier on 27.03.2025.

Learned counsel for the respondent submits that the plot in question is beyond the planning area and as such, outside the purview of the RERA Act. He refers to a judgment dated 18.05.2023 delivered by the Real Estate Appellate Tribunal, Bihar in Misc. Petition No.01 of 2023.

Learned counsel for the complainant submits that the present case is different as referred to by the learned counsel for the respondent as it falls in Dayalpur Daulat, Bihta, which is in the planning area and hence, RERA has got full authority for entertaining this matter as far as the jurisdiction of this case is concerned.

Registration Wing of the Authority is hereby directed to go through the judgment of the Appellate Tribunal in this regard and submit a detailed reply to this effect as to the status of this case and also whether the present case is fit for

registration by RERA and thus falls within the jurisdiction of this Bench to be heard or not.

Put up on 27.05.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar