**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**Exe. Case No. 295/2023**

**RERA/CC/578/2021**

**Ashok Kumar Agarwal …...Complainant/ Executant**

**Vs**

**M/s Agrani Infra Developer Pvt. Ltd. …..Respondent**

**Project: Agrani Woods**

**Present: For Complainant: Mr. Ashutosh Kr. Agarwal, Son**
**For Respondent: Mr. Abhinay Priyadarshi, Advocate**

**11/09/2026** **PROCEEDING**

Hearing taken up. Mr. Ashutosh Kumar Agarwal, who is the son of the executant Mr. Ashok Kumar Agarwal, appears on his behalf through a written authorisation letter. Mr. Abhinay Priyadarshi, learned counsel for the respondent is present.

The authorised representative of the complainant/ executant submits that he had gone to the Circle Office, Bihta on the basis of the sale deed executed in favour of the respondent but Anchal Amin of the said Circle pointed out in writing that the land comprised of different plot numbers which has been sold in favour of the complainant and the area is shown to be more than the actual area of the land which has been sold. A proper demarcation of the same is therefore required so as to delineate the sold land showing how much land parcel in respect of the various plots have actually been sold to the complainant by the respondent.

Learned counsel for the respondent submits that he has prepared a detailed list of the plots mentioning total area in each plot. However, he has failed to show as to what is the actual area pertaining to each plot, which has been sold to the executant, so as to make up the sold area equivalent to 10 kathas of land. The respondent is, therefore, directed to prepare a map showing therein the exact area of 10 kathas pertaining to different plot numbers and also disclosing as to how much area in each respective plot number has actually been sold in favour of the complainant.

The Bench further directs the respondent that in case the executed deed does not show the respective area pertaining to each plot, a deed of rectification may also be executed (as per requirement) in order to ensure that both the complainant/ executant and the concerned Circle Office is in knowledge of the exact detail plot wise and area wise of the property sold in favour of the complainant. The complainant/ executant is directed to provide all help and support to the respondent in delineation of the same and also in executing the deed of rectification, in case it is required. The respondent is further directed to

facilitate the delineation of the sold area at the site by the Circle Office concerned.

Put up this case on 06.11.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar