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 .... Executant/ Complainant

Versus

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

Project: **AGRANI WOODS**

Present: For Complainant: Mr. Ashutosh Kumar Agrawal, son of the complainant

For Respondent: Mr. Abhinay Priyadarshi, Advocate

24.07.2026 **PROCEEDING**

1. Hearing taken up. Mr. Ashutosh Kumar Agrawal, son of the complainant, appears on his behalf. Learned counsel Mr. Abhinay Priyadarshi appears on behalf of the respondent.

2. Learned counsel for the respondent reiterates his earlier statement during the last date of hearing and submits that he has already filed an application in the office of the Circle Officer for getting the remaining 1 katha of land mutated in the name of the respondent so that the mutation of the entire land parcel of 10 khatas be done enmasse in favour of the complainant concerned. When enquired as to how much time does he require for mutation to be completed, he submits that he requires two months time for the same.

3. This Bench observes that when 9 kathas of land are already available for being mutated in favour of the complainant, then why the mutation of said land has not been done and why not mutation of 1 katha of land can be done separately so that the entire 10 kathas of land could then become a single chunk of composite land and the complainant may also have the satisfaction of getting most of his purchased land in his possession.

4. Learned counsel for the respondent is directed to study the issue and resolve the same in light of the directions given hereinabove.

5. Mr. Ashutosh Kumar Agrawal, who is the son of the complainant-executant, is present in person and shows his e-mail written by his father to

the office of RERA for authorizing him as his representative before this Bench. Though the formal authorization letter is not available yet Mr. Ashutosh Kumar Agrawal, who is the son of the complainant, is allowed with a direction that he shall henceforth appear before this Bench through a valid written authorization letter.

6. Mr. Ashutosh Kumar Agrawal, who is the son of the complainant-executant, submits that he has been made to suffer for more than five years now and though the land has been shown by the respondent to him but when he approached the Circle Office for measurement of the same and demarcation thereof, Anchal Amin refused to do so, mentioning therein that there are many other land parcels belonging to the same respondent and unless the representative of the respondent is available with proper demarcation, the demarcation of the said land cannot be done. He, therefore, requests for a direction to the respondent for getting demarcation of the said land done so that the complainant after getting the possession of the same becomes sure about the location of his property and shall get mutation done in his favour.

7. Learned counsel for the respondent assures that he will come with a solution to this problem within a period of two months from today.

8. It is made clear to the respondent that this matter has been prolonging for a long time and even this execution case is pending for over three years, hence he should resolve the issue positively failing which penal action shall be taken against him.

9. However, on the request of the learned counsel for the respondent, a time of two months is given to him with an instruction that in case he fails to come with a tangible solution to this issue, necessary penal measures shall be taken against the respondent which includes (i) freezing of his bank account (ii) blacklisting and debarring him from taking any future registration of any project from RERA; and (iii) imposing the penalty against him under the provisions of Section 63 of the Real estate (Regulation and Development) Act, 2016.

Put up for hearing on 11.09.2026. Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar