REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/46/2026

Authorised Representative of RERA .... Complainant

Versus

Hirday Narayan Singh, Niranjan Prasad and others .... Respondents

Project: **PLOTTED DEVELOPMENT**

Present: For Complainant: Ms. Ojaswi Ishani, Legal Representative of RERA
For Respondent Mr. Alok Kumar: Ms. Jasjit Pranjal, Advocate
For Respondent Mr. Ranjit Kumar: In person
For Respondent Mr. Amarjeet Kr. Singh: In person
For Respondent Smt. Sumitra Devi: In person

27.08.2026 **PROCEEDING**

1. Hearing taken up. Ms. Ojaswi Ishani, legal representative of RERA appears on behalf of the complainant-Authority. Learned counsel Ms. Jasjit Pranjal appears on behalf of the respondent Mr. Alok Kumar.

2. Learned counsel appearing for the respondent Mr. Alok Kumar, submits that though Mr. Alok Kumar has purchased a land and sold the same but the entire land area is only 1000 sq. ft. i.e. less than one katha and thus, prima facie, this case is fit to be dropped as far as the respondent Mr. Alok Kumar is concerned. She however requests for some more time to be given to her to file a detailed reply in this respect. She is allowed to file a detailed reply on behalf of the respondent Mr. Alok Kumar before the next date of hearing.

3. Mr. Ranjit Kumar, who is one of the respondents in this case, is also present today. He submits that he is having seven and a half kathas of land and has entered into an agreement with one Mr. Sonu Kumar who is actually selling the land to different people as a broker. When enquired about the hard copy of the agreement, he submits that he does not have a copy of the same but further submits that he will be filing a detailed reply in the matter, for which he requests for some more time to be given to him. Time so sought is allowed with a direction to file his reply before the next date of hearing.

4. Mr. Amarjeet Kumar Singh, who is also a respondent in this case, is present in person, submits that he is an Army personnel and has purchased a land parcel having an area of 3.1410 decimals from one Smt. Usha Devi through a registered sale deed dated 22.11.2022. He has furnished a copy of the sale deed. Let it be kept on record.

5. A perusal of the sale deed submitted by the respondent Mr. Amarjeet Kumar Singh confirms the statement made by him during the hearing today. The said sale deed was executed on 22.11.2022 in favour of the respondent concerned by one Smt. Usha Devi.

6. Since the present respondent Mr. Amarjeet Kumar Singh is the only purchaser of the above land having an area of 3.1410 decimals from Smt. Usha Devi, hence this Bench directs that the evidence against the said respondent of illegal plotting does not arise in the present case and the case against him is, therefore, directed to be closed.

7. However, the office is directed to issue notice to the seller of the abovesaid land parcel Smt. Usha Devi, to appear positively on the next date of hearing. The address of Smt. Usha Devi is available in the sale deed.

8. Smt. Sumitra Devi, who is another respondent in this case, is also present in person and submits that she has purchased 1148 sq. ft. of land from one Mr. Kumar Rakesh, Mr. Chandra Bhushan Kumar and Mr. Niranjan Prasad. The said land, which was owned by above three people, pertains to Khata No 292 and 309 and plot nos. 2408 and 2410. She submits that since she has purchased the said land for her personal use and she is in no way involved in selling the same; hence she may be exonerated from the charges levelled against her. She also submits that the absolute sale deed was executed by the concerned land owners in her favour.

9. The Bench observes that since Smt. Sumitra Devi is only a purchaser of the abovesaid land, which has been purchased on 25.07.2023, hence the charges levelled against her as regards sale of plotting of the property, prima facie, is found to be incorrect and, therefore, the Bench directs the present proceeding initiated against her to be closed.

10. However, the Bench directs that the show cause notices be served upon the sellers of the land, namely, Mr. Kumar Rakesh, Mr. Chandra Bhushan Kumar and Mr. Niranjan Prasad to appear positively on the next date of hearing. The addresses of Mr. Kumar Rakesh, Mr. Chandra Bhushan Kumar and Mr. Niranjan Prasad are available in the sale deed.

11. Learned counsel for the complainant-Authority is directed to ensure that show cause notices are served upon the sellers of the impugned land parcel as mentioned hereinabove.

Put up for hearing on 08.10.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar