REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 27/2025, 28/2025, 29/2025, 31/2025, 32/2025

RERA/CC/416/2023, RERA/CC/417/2023, RERA/CC/418/2023, RERA/CC/419/2023, RERA/CC/420/2023

Najuk Kumari @ Najuk Sharma/ Shatrughna Prasad Singh/ Seema Rai/ Dipty Suman/ Alka Kumari …...Complainants/ Executants

Vs

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

Project: Agrani Woods

Present: For Complainant: Mr. Punit Kumar, Advocate
For Respondent: Mr. Abhinay Priyadarshi, Advocate

31/07/2026 **PROCEEDING**

Hearing taken up. Mr. Punit Kumar, learned counsel for the complainants/ executants is present. Mr. Abhinay Priyadarshi, learned counsel for the respondent is also present.

Learned counsel for the complainants/ executants submits that till date despite an assurance from the respondent, no land has been made available to the complainants and he, therefore, requests for a direction to the respondent to make available the land parcel as early as possible.

Learned counsel for the respondent denies the averments of the learned counsel for the complainants and submits that he has already found a composite chunk of land wherein he is ready to adjust all five complainants, namely, Najuk Kumari, Shatrughna Prasad Singh, Seema Rai, Dipty Suman and Alka Kumari at the same place.

Learned counsel for the complainants submits that he had been at the site on 20th of July, 2026 and the representative of the respondent could not show him the land parcels physically. He also submits that the representative of the respondent Mr. Shushil, who was present at the site, assured him to handover the physical possession on some other date.

Learned counsel for the respondent submits that he is assured of the fact that the composite land parcel is already available and he is ready to handover the physical possession of the same in a week i.e. on next Sunday itself.

After hearing the submissions, this Bench observes that the respondent is himself not sure of the fact and has not ascertained that the land in physical form is actually available having sufficient area so as to accommodate all the five complainants together. In such a case, the Bench directs the respondent to

go to the site first, ascertain the physical availability of the land parcel so that all the five complainants be adjusted therein.

When the learned counsel for the complainants was enquired whether the complainants are ready to get a different land parcel located at a distance from the land of the other complainants, he submits that owing to the problem faced by the complainants in the past, he is now ready to accommodate and cooperate in a way so as to be satisfied with the land parcel on a segregated basis also.

Learned counsel for the respondent is directed to get the land physically measured positively by Sunday i.e. 02.08.2026 and accordingly fix a peg at the boundary of the land for physical identification of the said land parcel and then call the complainants on the next Sunday i.e. on 09.08.2026 for physically handing over the possession of the same. Once the physical possession of the land parcel is handed over, it shall be the duty of the respondent to rectify the sale deed accordingly and facilitate in getting the land parcels mutated in the name of the respective complainants.

Put up these cases on 25.09.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar