REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 354/2024

RERA/CC/1194/2020

Kamal Kant Singh ……Complainant/ Executant

Vs

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

Project: Agrani First City

Present: For Complainant: Mr. Deonandan Singh, Father
For Respondent: None

03/07/2026 **PROCEEDING**

Hearing taken up. Mr. Deonandan Singh, the father of the complainant/ executant is present. He is allowed for today but directed to furnish an authorisation letter from the complainant to appear before this Bench on the next date of hearing. The respondent is absent.

The father of the complainant submits that the Authority in RERA/CC/1194/2020 vide order dated 27.04.2023 had directed the respondent to handover the possession of an alternative plot as opted by the complainant and execute a registered sale deed in favour of the complainant. The Bench had also imposed a cost of Rs.20,000/- against the respondent.

When enquired about the compliance of the same, the complainant's father submits that a sale deed No.10514 dated 05.11.2014 was executed in favour of the complainant earlier for 4800 sq.ft. of land after receiving the full consideration amount of Rs.14.45 lakh but neither the said land has been given to the complainant even after a lapse of six years nor an alternative land has been handed over even after a lapse of further three years period. He, therefore, requests for a strict direction to the respondent for handing over the said land parcel as per the order of the Authority.

The respondent is absent and hence, his view point could not be registered. However, on perusal of the record of this case and going through the proceeding of the learned Special Presiding Officer vide its order dated 20.04.2026 the respondent had agreed before the Bench to arrange for a land to be delivered to the complainant/ executant in the same project till next date but despite a lapse of more than two months, no action has been taken on the part of the respondent. This Bench takes serious note of the issue and directs the respondent to come prepared before this Bench on the next date of hearing with an alternative land parcel to be handed over to the complainant.

Put up this case on 07.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar