REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 423/2024

RERA/CC/538/2023

Narendra Kumar Singh …...Complainant/ Executant

Vs

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

Project: Agrani Woods

Present: For Complainant: In person

Mr. Rajendra Nath Sinha, Advocate

For Respondent: Mr. Rabindra Kumar, Advocate

10/07/2026 **PROCEEDING**

Hearing taken up. Mr. Rajendra Nath Sinha, learned counsel for the complainant/ executant is present. The complainant/ executant is also present. Mr. Rabindra Kumar, learned counsel for the respondent is present.

Perused the record and on perusal of the record it appears that the respondent has been issued a show cause notice as to why penalty be not imposed upon the respondent for not complying with the order of the Authority.

Learned counsel for the complainant submits that despite registration and mutation of the plot admeasuring 20 kathas of land parcel which was done by the respondent, the respondent did not comply with the order of the Authority.

Learned counsel for the respondent submits that as per the order dated 08.10.2024 passed in RERA/CC/538/2023, the Director of the respondent company Mr. Sheo Kumar was directed to handover the physical possession of Plot No.D-28 having an area of 27225 sq.ft. to the complainant or to deliver physical possession of alternative plot of the same dimension in the vicinity of the said project.

The complainant, who is present in person, submits that he has paid up-to-date rent and has been paying it regularly for the land which was earlier registered and mutated in his favour but to his utter dismay, the said plot could not be handed over.

Learned counsel for the respondent while admitting his fault submits that the Authority has also acknowledged this fact and has, therefore, ordered for delivering physical possession of an alternative plot of the same dimension to the complainant. He submits that though a considerable time has passed after the said order but now he is ready with the solution of the same and the said solution will be given by the respondent within a maximum period of two months from today wherein the respondent shall immediately handover the

possession of 13 kathas of land within a period of seven days from today and also remaining 7 kathas of land shall be handed over to the complainant within a period of two months after which the deed of rectification shall immediately be executed in favour of the complainant.

The complainant though is quite disappointed with the attitude of the respondent and submits that the respondent has always been admitting before the Bench to give a solution to this problem and comply with the order of the Authority but till date he has not done so. He, therefore, requests this Bench to impose a penalty against the respondent in case he fails to handover the possession of the same. He also requests for criminal case to be filed against the respondent.

This Bench makes it clear that the respondent has sought a maximum time of two months to solve this problem in its entirety and partial problem i.e. handing over of 13 kathas of land would be done within seven days from today and the remaining 7 kathas of land within a period of two months. This Bench, as a last indulgence, gives a final opportunity to the respondent to immediately handover the physical possession of 13 kathas of land to the complainant and give an affidavit to the complainant that he shall be delivering possession of the remaining 7 kathas of land within two months along with execution of deed of rectification in favour of the complainant within the said period of two months. A copy of the said affidavit is required to be submitted by the respondent before this Bench for appreciation of this Bench as well.

It is made clear that in case the respondent fails to abide by the directions as given hereinabove, this Bench shall be constrained to take strict penal action against the respondent which includes:

(i) Freezing of Bank account of the respondent.
(ii) Blacklisting the respondent company.
(iii) Debarring the respondent company from further registration with RERA.
(iv) Referring the matter to the Economic Offence Unit (EOU) for action against the respondent for illegally drawing the benefit out of the money deposited with the respondent by the complainant.
(v) Referring the matter to the Enforcement Directorate for taking action against the respondent as it is a clear case of money laundering committed by the respondent as he has misused the money collected for a certain purpose and has invested the same for a different purpose.

The complainant is also directed to furnish the details of the Bank account of the respondent company in case the respondent fails to comply with the directions given hereinabove.

Put up this case on 14.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar