

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya  
Kumar**

**Singh, RERA, Bihar**

Exe. Case No. 423/2024 & Exe. Case No. 268/2024

(Arising out of RERA/CC/538/2023 & RERA/CC/543/2022)

Narendra Kumar Singh/ Radhey Shyam Agarwal ....Complainants/  
Executants

Vs

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

Project: Agrani Woods

01-09-2026

**Interim Order**

1. The Respondent-Promoter, i.e. the Judgment Debtor, has filed an Affidavit dated 20.08.2026 along with Petitions dated 25.08.2026 and 31.08.2026, seeking modification of the order dated 07.08.2026, whereby a ban/restriction was imposed upon the Respondent in respect of the sale, transfer, alienation or creation of any third-party interest in the entire plots of land situated at Mauza-Akhtiyarpur (Bihta), Danapur Sub-Division, Circle-Bikram, District-Patna, standing in the name of the Respondent, DDL Infratech Pvt. Ltd.
2. In the aforesaid Affidavit & Petitions filed, the Respondent-Promoter has placed on record a comprehensive chart indicating the execution cases pending before this Bench arising out of the

orders passed in the original complaint cases. As per the list enclosed as a part of the affidavit, a total of 37 execution cases are stated to be pending before this Bench.

3. It further appears from the list of execution cases placed on record and the submissions made on behalf of the Respondent-Promoter that, in respect of several execution cases pending before this Bench, the Respondent has provided settlement proposals for handing over possession to the respective Judgment Decree Holders. However, in a few cases, the Respondent has preferred statutory appeals against the orders passed by the Authority. The Respondent has also placed on record the order dated 14.08.2026 passed by the Hon'ble High Court in CWJC No. 10087 of 2026, whereby a stay has been granted in respect of Execution Case No. 268 of 2024, arising out of Complaint Case No. RERA/CC/543/2022, pertaining to the complainant, Shri Radheshyam Agarwal.
4. It also appears from the Affidavit as well as the Petitions placed on record that, in a number of cases, the Respondent-Promoter has expressed its willingness to make land available to the respective Judgment Decree Holders at Mauza-Akhtiyarpur. However, it has been submitted by the Respondent-Promoter in the said Affidavit that, on account of the restriction imposed by the order dated 07.08.2026, the execution and registration of sale deeds in favour of the respective Judgment Decree Holders are not being undertaken by the concerned Registry Office in respect of the land situated at Mauza-Akhtiyarpur offered to the said Judgment Decree Holders. The Respondent-Promoter has

further submitted that a substantial portion of the area reflected in the relevant revenue records pertaining to Mauza–Akhtiyarpur (Bihta) comprises of various plots which are intended to be used as roads/rastas, common areas, access ways for sewerage facilities and as other areas earmarked for common use, which are not saleable or transferable as individual plots to the allottees or plot buyers.

5. The Respondent-Promoter has further submitted that the grievances of several allottees have already been settled in the past and that it is presently also making bona fide and earnest efforts to comply with the orders passed by the Authority and to address the grievances of the respective Judgment Decree Holders. On the aforesaid grounds, the Respondent-Promoter has prayed for modification of the order dated 07.08.2026, particularly for removal/ vacation of the restriction imposed in respect of the land situated at Mauza–Akhtiyarpur (Bihta), Danapur Sub-Division, Circle–Bikram, District–Patna, so as to facilitate the settlement and redressal of the grievances of the respective complainants/executants.
6. Perused the record. The Affidavit along with the Petitions filed by the Respondent-Promoter are taken on record.
7. The Bench observes that the restriction was imposed vide order dated 07.08.2026 on account of non-compliance with the directions issued by this Authority in the concerned complaint case, which has remained pending for adjudication/compliance for a considerable period of time and with an objective of facilitating the execution of the orders passed by the Authority.

However, it is also observed that, during the course of the hearings held on last few occasions, the Respondent-Promoter has demonstrated its bona fide intention to settle the matters and has placed on record, by way of an Affidavit, a chart setting out its proposals with road map and expressing its willingness to comply with the directions passed by this Authority by addressing the grievances of the respective allottees/Judgment Decree Holders, except in a few cases where the Respondent-Promoter has preferred statutory appeals against the orders passed by the Authority. The Authority is of the considered view that the restriction imposed vide order dated 07.08.2026 should not, in any manner, operate to frustrate or impede the settlement of the genuine grievances of the allottees, which is one of the paramount object and purpose of the Real Estate (Regulation and Development) Act, 2016 (RERA Act). The Authority also observes that, in cases where an appeal has been preferred and no order of stay has been granted, the Respondent-Promoter remains bound to comply with the order under challenge, subject to any other order passed by Higher Courts. The Authority is of the view that the legislative intent underlying the RERA Act is, inter alia, to protect the interests of the allottees and to ensure expeditious and effective redressal of their grievances. The Hon'ble Supreme Court, in *Newtech Promoters and Developers Pvt. Ltd. v. State of U.P.*, Civil Appeal No(s). 6745-6749 of 2021, 2021 (11) ADJ 280 and, more recently, in *Mansi Brar Fernandes v. Shubha Sharma & Anr*, Civil Appeal No. 3826 of 2020, vide order dated 12.09.2025, has reiterated the

importance of RERA as the primary forum for redressal of bona fide grievances of homebuyers. The Hon'ble Apex Court has further emphasized that, in the light of Article 21 of the Constitution, homebuyers are entitled to an expeditious and effective resolution of their grievances by the RERA Authority.

8. The aforesaid pronouncements clearly underscore that the rights and interests of the allottees are of paramount importance and are intrinsically connected with the fundamental right to shelter. Accordingly, while ensuring compliance with the orders passed by the Authority, the Bench deems it proper to accept the request of the respondent in order to facilitate genuine settlement and effective redressal of the grievances of the allottees/Judgment Decree Holders.
9. In view of the aforesaid facts and circumstances, and having regard to the bona fide intention expressed by the Respondent-Promoter towards settlement and compliance, as stated in its affidavit and petitions placed on record, and further considering the interests of the allottees, the Bench considers it appropriate to modify the restriction imposed vide order dated 07.08.2026, to the limited extent necessary to facilitate settlement of the grievances of the respective allottees/Judgment Decree Holders, subject to the following directions:—
  - I. The restriction imposed vide order dated 07.08.2026 in respect of the land situated at Mauza-Akhtiyarpur (Bihta), Danapur Sub-Division, Circle-Bikram, District-Patna, standing in the name of the Respondent, DDL Infratech Pvt. Ltd., is hereby modified to the limited extent that the

Respondent-Promoter shall be permitted to execute and register sale deeds, rectification deeds and/or exchange deeds in the said Mauza-Akhtiyarpur (Bihta in favour of the respective allottees/Judgment Decree Holders, in whose favour an order for possession has been passed by the Authority, or to whom plots have been offered in Mauza-Akhtiyarpur (Bihta), and whose names are included in the list furnished by the Respondent-Promoter along with its Affidavit dated 20.08.2026, where settlement has been arrived at and land has been offered/proposed to be allotted at Mauza-Akhtiyarpur (Bihta).

- II. Notwithstanding the aforesaid modification, the Respondent-Promoter shall be at liberty to acquire additional land in Mauza-Akhtiyarpur (Bihta), Danapur Sub-Division, Circle-Bikram, District-Patna, and may execute deeds relating to the sale and purchase of such land in accordance with law. However, the first priority out of the land so acquired/purchased shall be accorded to the allottees/Judgment Decree Holders whose cases are pending before the Authority and whose grievances remain to be settled/complied with.
- III. The restriction imposed vide order dated 07.08.2026 shall continue to remain operative in respect of such land/areas as specifically stated in the Affidavit dated 20.08.2026, including the areas/ plots reflected in the relevant revenue records pertaining to Mauza-Akhtiyarpur (Bihta), which comprise roads/rastas, common areas, access ways, sewerage facilities

and other areas earmarked or reserved for common use and which are not saleable or transferable as individual plots. No sale, transfer, alienation or creation of any third-party interest in respect of such areas shall be permissible.

- IV. The Respondent-Promoter shall strictly comply with the aforesaid directions. In the event of any non-compliance, violation or breach of this order, the Authority shall be at liberty to reconsider the modification granted herein and to restore/re-impose the complete restriction as imposed vide order dated 07.08.2026, apart from taking such further action as may be permissible in accordance with law.
- V. The Office is directed to issue a letter forwarding a copy of the present order, along with the list of execution cases referred to in the Affidavit dated 20.08.2026 and the Petitions dated 25.08.2026 and 31.08.2026, to the I.G., Registration, Bihar, with a request to issue necessary instructions to the concerned Sub-Registrar(s) for ensuring compliance with the directions given in the aforesaid paragraphs of the present order.
- VI. The order dated 07.08.2026 is hereby modified to the extent indicated hereinabove.

Sd/-  
(Sanjay Kumar Singh)  
Inquiry Commissioner, RERA, Bihar