REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

Exe. Case No. 73/2025

RERA/CC/975/2020

Kiran Devi ……Complainant/ Executant

Vs

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

Project: Agrani First City

Present: For Complainant: Mr. Punit Kumar, Advocate
For Respondent: None

03/07/2026 **PROCEEDING**

Hearing taken up. Mr. Punit Kumar, learned counsel for the complainant/ executant is present. The respondent is absent.

Learned counsel for the complainant submits that a clear direction vide order dated 07.06.2023 was given to the respondent in RERA/CC/975/2020 but despite a lapse of over three years and even after pendency of the present execution case for over one year, no action has been taken by the respondent for execution of a deed of rectification. He further submits that no alternative plot has yet been delineated and handed over to the complainant by the respondent which shows utter negligence on his part.

On perusal of the record of the case and hearing the submission of the learned counsel for the complainant, it appears that the respondent has deliberately chosen not to comply with the order of the Authority. This Bench takes it seriously and directs the respondent to immediately look for an alternative plot to be handed over to the complainant Kiran Devi within a period of 30 days from today so that a deed of rectification be accordingly executed by the respondent. Hence, the respondent is strictly directed to handover the possession of an alternative land and accordingly, execute the deed of rectification in favour of the complainant.

On perusal of the record it seems that despite a regular assurance given by the respondent before the Bench of learned Special Presiding Officer no action has been taken by the respondent. On perusal of the record it is clear that on 29.12.2025 the respondent submitted before the Bench that he has applied for mutation of the land to be delivered to the executant. It is really strange that even after a lapse of over six months no action by the respondent has been taken in this regard.

Put up this case on 31.07.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, BIHAR