

IN THE REAL ESTATE REGULATORY AUTHORITY, BIHAR
AT PATNA, Before the Bench of Sri Ved Prakash
Special Presiding Officer,

Exe. Case No. 93/2025
RERA/CC/560/2022

Sunil Kumar Executant(s)/Complainant(s)

Vs

M/s Agrani Homes Real Marketing Pvt. Ltd. Respondent

With

Exe. Case No. 94/2025
RERA/CC/559/2022

Raj Kumar Khatri Executant(s)/Complainant(s)

Vs

M/s Agrani Homes Real Marketing Pvt. Ltd. Respondent

With

Exe. Case No. 137/2025
RERA/CC/1278/2020

Narendra Kumar Singh Executant(s)/Complainant(s)

Vs

M/s Agrani Homes Real Marketing Pvt. Ltd. Respondent

With

Exe. Case No. 159/2025
RERA/CC/1286/2020

Ashok Kumar Executant(s)/Complainant(s)

Vs

M/s Agrani Homes Real Marketing Pvt. Ltd. Respondent

Project : SBI Nagar and Prakriti Vihar

For Executant Raj Kumar Khatri and others,	Smt Kriti Suman, Advocate
For Executant Narendra Kumar Singh and others	In Person
For Respondent	Mr. Sumit Kumar, Advocate with Shri Alok Kumar, Director

21.04.2026

ORDER

The Execution Case No.RERA/Exe/93/2025 has arisen out of order dated 27.11.2023 passed by Hon'ble Member Sri S.D Jha in RERA/CC/560/2022 ,wherein the respondents were directed to refund the principal amount Rs.9,30,010/- to the Complainant /Executant along with interest. In like manner the Execution Case No.RERA/Exe/94/2025 has arisen out of order dated 10.11.2023 passed by Hon'ble Member Sri S.D Jha in RERA/CC/559/2022, wherein the respondent was directed to refund the principal amount Rs.11,00,000/- to the Complainant /Executant along with interest. It is relevant to mention that both the cases are related with the project SBI Nagar of the respondent promoter. Further the execution case No.137/2025 has arisen out of order dated 28.06.2022 passed by the Hon'ble Chairman Sri Naveen Verma in complaint case No RERA/CC/1278/20, wherein the respondent was directed to refund Rs.3,96,000/-to the complainant along with the Interest. Likewise the Execution case No.159/2025 has arisen out of order dated 28.06, 2022 passed by the Hon'ble Chairman Sri Naveen Verma in complaint case No.1286/2020, wherein the respondent was directed to refund the principal amount Rs.2,70,000/- along with interest. Both of these cases are related with project Prakriti Vihar of the Respondent Promoter.

2. It is not out of place to mention that with respect to present as well as other projects there are several other pending/disposed of cases against the respondents for refund of principal amount in Crores along with interest.

3. In addition thereto, there are several other cases, wherein the respondents have to deliver possession of plots/flats to the allottees and respondent has not made delivery of possession of Flat(s)/Plot(s) for one or the other reasons.

4. Learned counsel for the Executants/Complainants and executant Narendra Kumar Singh appearing for himself as well as on behalf of executant Ashok Kumar submit that the Respondents knowingly and intentionally have collected fund from the allottees for delivery of possession of plots/flats, but without their consent diverted the fund to his personal/other project(s) only for their benefits. Hence movables and immovable properties of the respondents may be attached and auctioned for sale to safeguard the interest of the present as well as other allottees/Executants/Complainants.

5. The learned counsel for the respondents and respondent Director, Mr.Alok Kumar oppose the allegations of learned counsel for Executants/Complainants and submit that respondent was always ready to deliver possession of plots/flats to the allottees and he has not only made delivery of possession of flats to the allottees/complainants, but also refunded more than Rs,5 Crore to the several allottees/complainants. *However, like the present case of complainants /executants*, he could not deliver possession of plots/refund the principal amount to the allottees due to paucity of fund.

(i) Hence now the respondent /promoter Mr. Alok Kumar, Director of respondent company is ready to offer the land situated at Mauza Permanandpur, Sonapur and Mauza -Shikarpur, District Saran, Chhapra before the Bench/Authority for attachment and

auction sale for refund of principal amount to the allottees as well as adjustment of land to such allottees in whose favour orders for delivery of possession of plots have been passed by the Benches/Authority.

6. Learned counsel for the respondents in support of his submissions has already filed petitions on 05.02.2026, 12.02.2026 and 21.04.2026 along with photocopies of sale deeds executed in favor of the respondent promoter through Directors of the company namely Mr. Alok Kumar, Mr. Rana Ranveer Singh and others by different land owners, which are kept on the record. Details of the said documents are as under;-

(i) Learned counsel for the respondent has filed photocopy of the Sale Deed No.43 Dated 05.01.2016 executed by Sri Dharendra Kumar Singh and Sri Manish Kumar Singh, sons of Late Chandrama Singh r/o village Dholrahi PS Amnaur District Saran Present address – village Govind Chak Pargana Kashmar PS Sonapur Dist-Saran in favor of Agrani Homes Real Marketing Pvt Ltd through its Director Mr.Rana Ranveer Singh with respect to 11 Katha land equal to 40.909 Decimal having Khata No.135,Plot No.1246 boundary N-Mustary Baidar 11 Katha ,S-Mustary Baidar 22 Katha ,East Bhikha Raut ,W-Amardeep Dushadh plot No.1226,situated at village Mauza –Parmanandpur ,Pargana Kashmar ,Thana, Circle and sub- registry office –Sonapur, district –Saran.

(ii) Learned counsel has further filed photocopy of Sale Deed No.44 dated 05.01.2016 executed by Sri Mrigendra Singh son of late Jangal Singh r/o village Dholrahi ,Thana Amnaur ,District Saran Present Address Village Govind Chak Pargana Kashmar PS-Sonapur ,District Saran in favour of Agrani Homes Real Marketing PVT LTD through its Director Mr. Rana Ranveer Singh with respect to 22 katha Land bearing Khata no.135 ,Khasra No.1246,Boundary N-Mustary Baidar 11 Katha S-Niz Farikan E-Bikha Raut W- Amardeep Dusadh,

Plot no. 1226 situated at Mauza Parmanandpur Pargana-Kashmar, Thana, Circle and Sub Registry Office –Sonepur District Saran.

(iii) Learned counsel has further filed photocopy of Sale Deed No.45 dated 05.01.2016 executed by Sri Shashi Bhushan Singh son of late Mangal Singh r/o village Dholrahi ,Thana Amnaur ,District Saran, Present Address Village Govind Chak, Pargana- Kashmar, PS-Sonepur ,District Saran in favour of Agrani Homes Real Marketing PVT LTD through its Director Mr. Rana Ranveer Singh with respect to 11 katha Land bearing Khata no.135 ,Khasra No.1246 with Boundary N- Niz Pattidar S-Mustary Baidar 11 kathaa ,E-Bikha Raut W- Amardeep Dusadh Plot No 1226, situated at Mauza Parmanandpur Pargana -Kashmar Thana ,Circle and Sub Registry Office –Sonepur, District Saran.

(iv) In like manner learned counsel on behalf of the respondent has further filed photocopy of Sale Deed No.851 dated 01.03.2017 executed by Sri Shom Nath Sharma son of Sri Viraji Sharma r/o village Chakupsaid , Pargana-Kashmar, PS-Sonepur ,District -Saran in favour of Agrani Homes Real Marketing PVT LTD through its Director Mr. Rana Ranveer Singh with respect to 01 katha 10 Dhoor Land bearing Khata no.425 ,Khasra No.1225,Boundary N-Akhilanand Rai and others, S-Surendra Singh , ,E-Sanjai Kumar and Jaichand Prasad, W- Proposed Road, situated at Mauza Parmanandpur, Pargana -Kashmar Thana, Circle and Sub Registry Office –Sonepur, District- Saran.

(v) Learned lawyer for the respondent further filed photocopy of Sale Deed No.3998 dated 25.08.2017 executed by Sri Suneel Kumar Rai son of Late Arjun Rai R/o village Chakupsaid , Pargana- Kashmar , PS-Sonepur ,District -Saran in favour of Agrani Homes Real Marketing PVT LTD through its Director Mr. Rana Ranveer Singh with respect to total 03 katha 17 Dhoor, 10 Dhuriki land, in two parts one having area 1 Katha 18 Dhoor 15 Dhurki Land bearing Khata no.435 ,Khasra No.1424 having Boundary N- Dharma Nath

Rai and Sattar Rai , S-Moti Rai and Sadhu Rai ,E-Ratan Rai and others , W- Bharat Rai and other part of land Khata No.435 Khasra No.1425 area 1 Katha 18 Dhoor and 15 Dhurki with same boundary and both land are situated at Mauza Parmanandpur Pargana - Kashmar, Thana ,Circle and Sub Registry Office –Sonepur, District-Saran.

(vi) Learned lawyer for the respondent has further filed photocopy of Sale Deed No.3997 dated 25.08.2017 executed by Sri Lawkush Singh son of Sri Ram Nath Singh R/o village Bakarpur and Sri Lalit Narayan Yadav R/o Village -Parmanandpur, both -Pargana-Kashmar , PS-Sonepur ,District -Saran in favour of Agrani Homes Real Marketing PVT LTD through its Director Mr. Rana Ranveer Singh with respect to total 01 Bigha equal to 74. 0380 Decimal in three parts one having 07 Khata 10 Dhoor in Khata No.256 Khasra No.1384 with boundary N-Bilash Singh S-Mahadeo Singh E-Baijnath Singh W- Harihar Singh, Second part Khata No 256 Khasra No.1385 area 07 katha 10 Dhoor with same boundary as above and third part Khata No.656 Khasra No.1657 area 05 Katha with boundary N- Lagan Deo Singh, S-Niz ,E-Bramha Deo Singh , W-Gopal Singh land situated at Mauza –Parmanandpur, Pargana - Kashmar, Thana ,Circle and Sub Registry Office –Sonepur, District-Saran.

(vii) Learned lawyer for the respondent has further filed photocopy of Sale Deed No.4181 dated 08.09.2015 executed by Sri Mukesh Kumar Singh son of Late Harinarayan Singh R/o Village –Gheghtha, Pargana- Kashmar , PS-Sonepur ,District -Saran in favour of Agrani Homes Real Marketing PVT LTD through its Director Mr. Rana Ranveer Singh with respect to total 02 Bigha 02 Katha 10 Dhoor equal to 158.057 Decimal in Four Parts one having 18 Khata in Khata No.306, Khasra No.1512 with boundary N-Gurucharan Singh S-Tilak Raut E- Shiv Nandan Raut W- Palak Raut , Second part Khata No 310, Khasra No.1484, area 03 katha 07 Dhoor with boundary N-Vandana Kumari ,S-Niz Farik ,E-Baldeo Prasad, W- Fal

Raut , third part Khata No.753 Khasra No.1479 area 07 Katha 09 Dhoors with boundary N- Gopal Kumar Singh, S-Deo Narayan Rai ,E-Deoki Singh , W- Nagina Singh ,Fourth Part area 13 Katha 14 Dhoor in Khata No.753 Khasra No.1507 with boundary N-Gru Charan Singh ,S- Tilak Raut ,E- Ram Newaj Singh W- Guru Charan Singh situated at Mauza –Parmanandpur, Pargana -Kashmar, Thana ,Circle and Sub Registry Office –Sonepur, District- Saran.

(viii) Learned counsel on behalf of the respondent further submits the Photocopy of sale Deed no. 3999 dated 25.08.2017 executed by Sri Amir Rai son of Sri Indra Deo Rai R/o Village Govindchak - Pargana- Kashmar , PS-Sonepur ,District -Saran in favour of Agrani Homes Real Marketing PVT LTD through its Director Mr. Rana Ranveer Singh with respect to land having area 01 Katha 14 Dhoor equal to 6.322 Decimal in Khata No.155 Khasra No.1399 with boundary N-Chinta Rai,S-Ravi Nandan Kumar ,E- Niz Pattidar ,W- Mahadeo Singh situated at Mauza –Parmanandpur, Pargana - Kashmar Thana ,Circle and Sub Registry Office –Sonepur, District- Saran.

(ix) Learned counsel for the respondent has further filed photocopy of the sale Deed No.4182 Dated 08.09.2015 executed by Sri Gopal Kumar Singh son of Late Hri Narayan Singh R/o Village –Gheghtha, Pargana- Kashmar , PS-Sonepur ,District -Saran in favour of Agrani Homes Real Marketing PVT LTD through its Director Mr. Rana Ranveer Singh with respect to total 01 Bigha 04 Katha land equal to 89.256 Decimal in Khata No.753, Khasra No.1479 with boundary N-Plot No.1353, S-other Land owner E- Deoki Singh W- Nagina Singh situated at Mauza –Parmanandpur, Pargana -Kashmar Thana ,Circle and Sub Registry Office –Sonepur, District- Saran.

(x)The learned lawyer on behalf of the respondent further submit the photocopy of sale Deed No.4882 Dated 26.10.2016 executed by Sri Shyam Narayan Singh @ Shyam Nandan Singh, son of Late Saryug Singh R/o Village –Govind chak,Pargana- Kashmar ,

PS-Sonepur ,District -Saran in favour of Agrani Homes Real Marketing PVT LTD through its Director Mr. Rana Ranveer Singh with respect to total 01 Bigha 05 Katha land equal to 92.975 Decimal in Khata No.433, Khasra No.1246 with boundary N-Sukhnandan Singh S-Niz,E- Jhauri Singh and others, W- Kachcha Road, situated at Mauza –Parmanandpur, Pargana –Kashmar, Thana ,Circle and Sub Registry Office –Sonepur, District- Saran.

(xi) Learned lawyer for the respondent further filed photocopy of Sale Deed no. 9958 dated 09.11.2015 executed by Sri Tej Narayan Singh Alias Amar Singh son of Late Ram Bilash Singh R/o village Banshdih District Balia Uttar Pradesh, Temporary add. – village - Kharika, P.S.- Sonepur, District - Saran in favour of Agrani Homes Real Marketing PVT LTD through its Director Mr. Rana Ranveer Singh with respect to total 02 Bigha 08 Katha 5.5 Dhoor in two parts, one part in Khata No.497, Khasra No.1794, with boundary N- Agrani Homes Real Marketing Pvt LTD, S-Laxmi Singh, E-Jhauri Mahto , W- Paiyan and second part in Khata no. 497, Khasara no. 1797 with boundary , N.- Agrani Homes Real Marketing Pvt. Ltd. , S-Mulak Rani Kunwar and Plot No. 1797,E-Mulak Rani Kunwar and Plot No.1796,W-Paiyan , situated at Mauza –Shikarpur, Pargana - Kashmar, Thana ,Circle and Sub Registry Office –Sonepur, District-Saran.

(xii) Learned lawyer for the respondent has further filed photocopy of the Sale Deed No.9886 Dated 06.11.2015 executed by Sri Vijai Shanker Singh son of Sri Late Ram Ekbal Singh R/o village Gaighat, Tehshil- Banshdeeh ,District –Balia Uttar Pradesh, Temporary address – village – Kharika, P.S.Sonepur, District -Saran in favour of Agrani Homes Real Marketing PVT LTD through its Director Mr. Rana Ranveer Singh with respect to total 02 Bigha 8 Katha 5.5 Dhoor equal to 179.324 Decimal in two parts, one part having area 01 Bigha 10 Khata 10 Dhoor in Khata No.497, Khasra No.1794 with boundary N-Ram Sakhi Kunwar S-Part land of Survey Plot No.1794, E- Jhauri Mahto and Survey Plot

No.1790,1791,1792,1793, W- Paiyan, and second part in Khata No 497,Khasra No.1797 with boundary N-River, S-Mulak Rani Kunwar and Survey Plot No.1797 ,E –Mulak Rani Kunwar and Survey Plot No.1796, W- Painyan, situated at Mauza –Shikarpur, Pargana - Kashmar, Thana ,Circle and Sub Registry Office –Sonepur, District-Saran.

7. Learned lawyer for the respondent submits that respondent Director Alok Kumar has settled several cases for delivery of possession of plots to allottees, but he could not made delivery of land in project Prakriti Vihar due several land disputes. Hence Authority may take these properties as detailed in petitions and after attachment of the properties may take appropriate action for refund of the principal amount to the allottees/complainants/executants. Further the Authority if deems fit may deliver possession of land to the allottees in whose favor orders for delivery of possession have been passed by the Authority in the project Prakriti Vihar.

8. On basis of submissions of the learned counsels of both the parties, executants, Director Sri Alok Kumar and perusal of the record, including sale deeds, it is clear that the respondent promoter through one of the Director Sri Rana Ranveer Singh has purchased these above mentioned land situated at villages Permanandpur, Sonpur and Shikarpur, District Saran at Chhapra from different sellers Namely Dharendra Kumar Singh, Manish Kumar Singh, Mrigendra Singh, Tej Narain Singh ,Vijai Shankar Singh and others. Sri Shashwat son of Director Mr. Alok Kumar has submitted affidavit before Hon'ble Supreme Court in SPECIAL LEAVE PETITION (CRL)No.4073/2025, wherein he has detailed these properties asserting that the said properties are still in the name of the respondent company /Directors, which were got through different sale deeds at the different times in the name of the respondent from different land owners. Hence, it is established that aforesaid lands are still in name of the respondent and they are title holders and on measurement, these properties may be put on auction sale and

interest of number of allottees/complainants/executants may be safeguarded.

9. The respondent promoter, Sri Alok Kumar through Sri Shashwat has further shown in Annexure P-1 at Serial No.1 of said Affidavit a residential flat No.403 in Block -A having area approximately 1000 Square feet in Awadh Apartment,M.G Nagar ,800026,District -Patna, State -Bihar, which was got through absolute sale deed. It appears that said flat is still in name of the respondent Director Mr. Alok Kumar, who is paying municipal taxes. The letter No.962 dated 07.05.2025 issued by PMC confirms the payment of tax by the respondent. Hence it is established that respondent is owner of the said flat No.403 in Block A of Awadh Apartment.

10. Though Hon'ble Supreme Court has been pleased to direct in the aforesaid SLP that the respondent promoter shall not sell the personal /company etc. properties without its permission, but Hon'ble Court has made it clear that RERA, Bihar is free to execute the decrees in accordance with law

11. Hence considering submissions of parties, sale deeds, and affidavit, it is clear that the respondents have purchased different land at villages Parmanandpur, Shikarpur, PS-Sonepur, district-Saran at Chhapra and Respondent Mr.Alok Kumar is owner of flat No.403 in Block A of Awadh Apartment .The respondents have yet not sold these landed properties at Sonepur, Distt-Chhapra and flat No,403 at Patna. Hence if these land as discussed above and flat No.403 in Awadh Apartment are taken over and attached for auction sale by the Authority, the interest of the allottees, including the present executants/complainant may be protected/saved. Accordingly all the above detailed landed properties and flat No.403 in Awadh Apartment M.G.Nagar 800026 Dist-Patna , Bihar are hereby attached with RERA, Bihar under the provisions of Section

40(1)(2) RERA Act 2016 r/w Rule 25/26 of Bihar RERA Rules 2017 and Order 21 Rule 54 CPC.

12. In this view of matter, the execution and registration of sale deed(s)/conveyance deed(s) by the respondent company /through its Director(s)/representative(s) with respect to above mentioned immovable properties is hereby stayed. Therefore office is directed to issue a letter to District Sub-Registrar Saran and District Sub Registrar, Patna through IG Registration, Bihar Patna not to register sale deed(s)/conveyance deed(s) with respect to the above landed properties and flat no. 403 in Bock A of Awadh Apartment at Patna in favor of any one to be executed and presented by the respondent company through its Director/Legal representative till further order of the Bench/Authority.

13. Learned SLRO, RERA, Bihar is authorized to take appropriate action for measurement/verification of above attached land and flat No.403 in Bock A of Awadh Apartment at Patna and to put on same on auction sale after approval of Hon'ble Chairman.

Let copy of order, be sent to above officers for needful. Put up on 22.06.2026 for hearing.

Sd/-
(Ved Prakash)
Special Presiding Officer