

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/241/2024, 242/2024

Anita Mishra/ Himanshu Dubey

.....Complainants

Vs

M/s Agrani Infra Developers Pvt. Ltd.

.....Respondent

Project: Agrani Woods

Present: For Complainant: Mr. Dhanendra Chaubey, Advocate

For Respondent: Mr. Rabindra Kumar, Advocate

05/11/2025

PROCEEDING

Hearing taken up. Mr. Dhanendra Chaubey, learned counsel for the complainants is present. Mr. Rabindra Kumar, learned counsel for the respondent is also present.

Learned counsel for the complainants submits that the respondent is lingering the case on his own for a long period without taking any steps for redressal of grievances as raised by the complainants. He further submits that the fact is that the possession of the plot has been handed over by the respondent but the deed of exchange has not been executed by the respondent. He further submits that the said plot in question was handed over to the complainants in lieu of another plot which was earlier sold by the respondent to another person and this is the second time when the respondent is acting in the same manner with an intention of not handing over the said plot to the complainants.

Learned counsel for the respondent submits that prima facie this case is out of purview of this court to be heard on the ground that the Real Estate Appellate Tribunal in Appeal No. 02/2023 vide its order dated 02.05.2023 has held that the RERA Authorities have gone out of jurisdiction in granting registration of this project. As such, this case is out of purview of this Bench to be heard in view of the order of the REAL Estate Appellate Tribunal.

The Registration Wing of the Authority is directed to check and verify whether this particular registration pertaining to the impugned project stands good in the eye of law or not. They are directed to verify it and accordingly, submit a detailed report after which this case will be kept for final decision in this regard.

In the meantime, both learned counsel for the respondent and the complaints are directed to file a written notes of argument mentioning therein the entire details pertaining to the present issues so involved within 15 days.

Put up both the cases on 02.12.2025 for further hearing.

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