

IN THE HIGH COURT OF JUDICATURE AT PATNA
Civil Writ Jurisdiction Case No.24178 of 2019

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Dhruv Narayan Rai son of Fauzdar Rai @ Phaujdar Rai resident of Village Mukhrawan, P.S. Kuchhila and District- Kaimur (Bhabhua).

... .. Petitioner/s

Versus

1. The State of Bihar through the Principal Secretary, Revenue and Land Reforms Department, Government of Bihar, Patna.
2. The Commissioner, Patna Division, Patna.
3. The Collector, Kaimur at Bhabhua.
4. The Deputy Collector Land Reforms, Mohania, District Kaimur at Bhabhua.
5. Kamta Rai son of Late Raja Ram Rai resident of Village Mukhrawan, P.S. Kuchhila, District Kaimur (Bhabhua) at present resident of Village Khardhihan, P.S. Dhamarkol, District Gazipur (U.P.)
6. Kanta Rai son of Late Raja Ram Rai resident of Village Mukhrawan, P.S. Kuchhila, District Kaimur (Bhabhua) at present resident of Village Khardhihan, P.S. Dhamarkol, District Gazipur (U.P.)
7. Ram Naresh Rai son of Late Raja Ram Rai resident of Village Mukhrawan, P.S. Kuchhila, District Kaimur (Bhabhua) at present resident of Village Khardhihan, P.S. Dhamarkol, District Gazipur (U.P.)
8. Jai Prakash Rai son of Late Keshav Rai resident of Village Mukhrawan, P.S. Kuchhila, District Kaimur (Bhabhua) at present resident of Village Khardhihan, P.S. Dhamarkol, District Gazipur (U.P.)
9. Anand Shankar Rai son of Late Mohan Rai resident of Village- Mukharawan, P.S. Kuchhila, District Kaimur.

... .. Respondent/s

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Appearance :

For the Petitioner/s : Mr. Ajay Kumar Jain, Advocate
For the Respondent/s : Mr. Subash Chandra Yadav, GP15

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CORAM: HONOURABLE MR. JUSTICE PARTHA SARTHY
ORAL ORDER

3 28-03-2023

Heard learned counsel for the parties.

In the instant application, the petitioner has prayed
for the following reliefs:

*“(i) For quashing of the order dated 19.12.2018
passed by the learned Chairman, Bihar Land*



Tribunal, Patna in B.L.T. Case No. 232 of 2018 by which the application filed on behalf of the respondent No. 9 against the order dated 21.11.2017 passed in Land Ceiling Revision No. 161/2010 and order dated 11.08.2010 passed in pre-emption Appeal No. 05/08-09 by the Collector, Kaimur at Bhabhua has been allowed.

(ii) To hold the title and possession of petitioner absolute over the land in dispute as the right of pre-emption ceased in consequence to the repeal of Section 16(3) of the Bihar Land Reforms (Fixation of Ceiling Area and Acquisition of Surplus Land) Act vide Amendment Act 2019 w.e.f. 25.02.2019.

(iii) Any other relief/reliefs for which the petitioner is found to be entitled in the eye of law.”

At the outset it is submitted by learned counsel for the respondents-State that in view of the Bihar Land Reforms (Fixation of Ceiling Area and Acquisition of Surplus Land) (Amendment) Act, 2019 read with judgment of the Hon'ble Supreme Court in the case of **Punyadeo Sharma and Ors. Versus Kamla Devi and Ors.** reported in **2022(1) BLJ 434 (SC)**, the instant application which arises out of pre-emption application stands abated.

Relevant paragraphs of the aforesaid judgment in the



case of **Punyadeo Sharma** (supra) is quoted hereinbelow:

“4. The question examined by the Division Bench of the High Court was whether an application for pre-emption was filed within three months of the registration as required by Section 16(3) of the Act or was it required to be filed within three months of the day of execution of the sale deed i.e. 9.2.1990. However, the said question does not survive for consideration in view of the subsequent development whereby the right of pre-emption itself has been taken away by the Bihar Act No. 6 of 2019 when the Act was amended. The Amending Act reads thus:

“The Bihar Land Reforms (Fixation of Ceiling Area and Acquisition of Surplus Land) (Amendment) Act, 2019

1. Short title, Extent and Commencement. – (1) This Act may be called The Bihar Land Reforms (Fixation of Ceiling Area and Acquisition of Surplus Land) (Amendment) Act, 2019.

(2) It shall extend to the whole of the State of Bihar.

(3) It shall come into force immediately.

2. Amendment in Section 16 of the Act, 1961. –

(1) Sub Section (3) of Section-16 of the said Act is hereby repealed.

(2) In the Section-16 of the said Act, the



following new sub section-(4) shall be added:-

(4)(i) After the repeal of sub section-(3) of Section-16 of this Act, all cases or proceedings pending before the State Government, the Board of Revenue, the Bihar Land Tribunal, the Divisional Commissioner, the Collector, the Additional Collector, the Deputy Collector Land Reforms or in any other Court, shall be deemed to be abated.

(ii) Pursuant to the repeal of Sub section-(3) of Section-16 of this Act, any purchase money together with a sum equal to 10% thereof, already legally deposited shall be refunded, without any interest, to the depositor.

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7. We have heard the learned counsel for the parties and find that the right of pre-emption, after the Amending Act, abates as Sub-section 4(i) is specifically dealing with all pending proceedings before whatsoever forum. Therefore, the right of pre-emption will stand abated on and after 25.2.2019 including the proceedings which were pending before any forum.

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12. Any other Court is wide enough to include the Constitutional Courts i.e. the High



Court and the Supreme Court.

Thus, keeping in view the object of the Statute, purpose to be achieved and the express language of the Amending Act, all proceedings of pre-emption under the Act pending before any authority under the Act or before any Court shall stand abated.

13. Consequently, the present appeals are allowed. The entire pre-emption proceedings stand abated. It shall be open to the respondents to withdraw 10% of the amount deposited by them in terms of Section 16 of the Act in accordance with law.” (Emphasis Supplied)

In view of the above, it is ordered that the instant application stands abated.

It is further directed that in terms of the aforesaid order, it shall be open to the pre-emptor herein to withdraw the amount deposited by him in terms of section 16 of the Act in accordance with law.

The application stands disposed of as having abated.

(Partha Sarthy, J)

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